

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	29 Cherrington Avenue Officer, 3809
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

IndicativeSellingPriceLabel	Range between\$680,000.00 & \$720,000.00
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### Median sale price

Median price	\$655,000.00	Property Type	HOUSE	Suburb	OFFICER
Period - From	01-Jun-2021	to	31-Dec-2021	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Cerulean Drive Officer	\$707,000.00	22-Dec-2021
2	36 Poe Circuit Officer	\$725,000.00	07-Mar-2022
3	37 Verdant Avenue Officer	\$735,000.00	13-Jan-2022

This statement of information was prepared on 12-Apr-2022 at 1:44:45 PM EST