

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

7 Manhattan Drive, Officer

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$575,000 - \$625,000

Median Sale Price

Median price

\$420,000

House

X

Suburb
or locality

Officer

Period - From

01/11/2017

to

01/12/2017

Source

Corelogic

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. 10 Jersey Crescent, Officer	\$600,000	13/02/2018
2. 20 Brook Way, Officer	\$599,999	14/02/2018
3. 24 Double Delight Drive, Beaconsfield	\$600,000	07/06/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information



Sections 47AF of the Estate Agents Act 1980



7 Manhattan Drive, Officer

3 2 2

Indicative selling price: \$575,000 - \$625,000

Bed Bath Car

For the meaning of this price see consumer.vic.gov.au/underquoting

Officer

Median House Price: \$420,000

Median Unit Price: Not Available

Period From: 01/11/2017

Period to: 01/12/2017

Source: Corelogic

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
10 Jersey Crescent, Officer	House	4	2	2	\$600,000	13/02/2018	444m2
20 Brook Way, Officer	House	4	2	2	\$599,999	14/02/2018	414m2
24 Double Delight Drive, Beaconsfield	House	3	2	2	\$600,000	07/06/2018	385m2

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Prepared on 02 July 2018

Agent Details

Liza Hickey

0481185038

liza@krpeters.com.au