



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

50 Sandy Road, Officer, VIC 3809

INDICATIVE SELLING PRICE

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

Range Between \$640,000 & \$660,000

MEDIAN SALE PRICE

Median price \$650,000 | House | Officer (3809)

Period - From 1 January 2019 to 1 March 2019 | Source - REALESTATE.COM.AU

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 |
|--|------------------|-------------------|
| 18 FAIRWOOD RISE, OFFICER VIC 3809 | \$670,000 | 15/03/2019 |
| 13 LINCOLN AVENUE, OFFICER VIC 3809 | \$600,000 | 28/02/2019 |
| 25 KIAMA STREET, OFFICER VIC 3809 | \$670,000 | 17/02/2019 |