

Brad Spencer

P 5995 0500

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| Property offered t | for sale |) |
|--------------------|----------|---|
|--------------------|----------|---|

| Address Including suburb and postcode | 11 Fairweather Parade Officer VIC 3809 |
|---|--|
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | or range between | \$440,000 | & | \$480,000 |
|--------------|---------------------|-----------|---|-----------|
| | | | | |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$560,000 | *Hou | ise X | *Unit | | Suburb | Officer |
|--------------|-------------|------|-----------|-------|--------|--------|-----------|
| Period-from | 01 Oct 2017 | to | 30 Sep 20 |)18 | Source | | Corelogic |

Comparable property sales (*Delete A or B below as applicable)

A* 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.

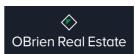
| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 2 Collinson Way Officer VIC 3809 | \$460,000 | 28-May-18 |
| 18 Heathcote Grove Officer VIC 3809 | \$480,000 | 09-Jul-18 |
| 5 Gleeson Way Officer VIC 3809 | \$485,000 | 29-Aug-18 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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2 Collinson Way Officer VIC 3809

□ 1

₾ 1

₾ 2

= 2

= 3

≡ 3

Sold Price \$460,000 Sold Date 28-May-18

Distance 0.39km



18 Heathcote Grove Officer VIC

Sold Price

\$480,000

Sold Date

09-Jul-18

0.51km



3809

\$1

Distance



5 Gleeson Way Officer VIC 3809

□ 1

Sold Price

\$485,000

Sold Date 29-Aug-18

Distance

0.44km

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