Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

42 Stanley Drive 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	\$560,000	&	\$610,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$583,500	Prop	erty type House		Suburb	Officer	
Period-from	01 Jan 2020	to	31 Dec 2020		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 6 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
5 Tania Way Officer VIC 3809	\$562,000	02-Oct-20
34 Tara Boulevard Officer VIC 3809	\$595,000	06-Oct-20
105 Lincoln Avenue Officer VIC 3809	\$590,000	21-Nov-20

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 6 months.

This Statement of Information was prepared on: 21 January 2021

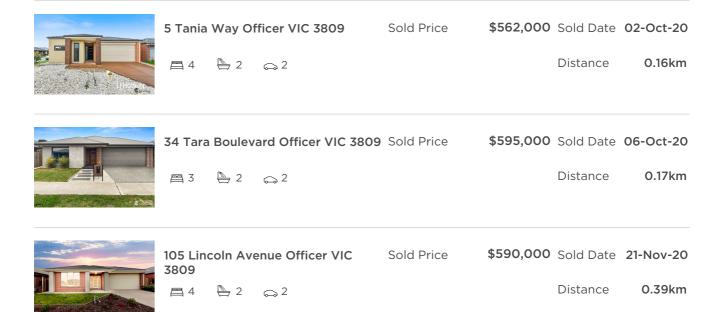


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RS = Recent sale UN = Undisclosed Sale

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