# 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

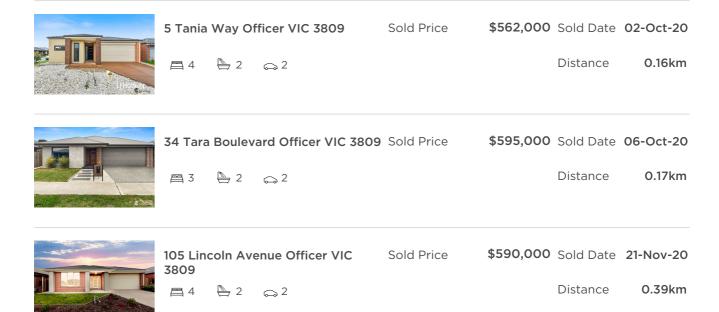


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#### RS = Recent sale UN = Undisclosed Sale

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