

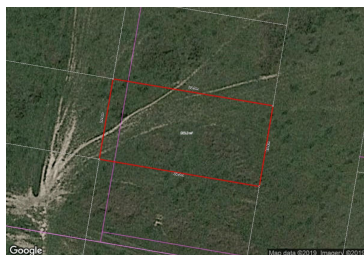
# STATEMENT OF INFORMATION

121 GRANDVUE BOULEVARD, OFFICER, VIC 3809

PREPARED BY MARIE LEONG , WISE GROUP, PHONE: 0450 105 165

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**121 GRANDVUE BOULEVARD, OFFICER,**

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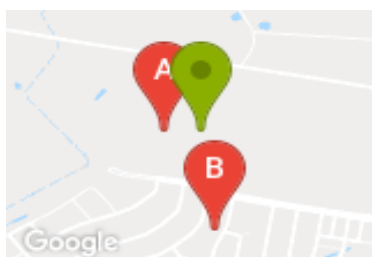
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$300,000 to \$320,000**

Provided by: Marie Leong , Wise Group

## MEDIAN SALE PRICE



**OFFICER, VIC, 3809**

Suburb Median Sale Price (Vacant Land)

**\$332,500**

01 January 2018 to 31 December 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**36 ALTERA CRES, OFFICER, VIC 3809**

 4  2  2

Sale Price

**\*\*\$333,000**

Sale Date: 25/01/2019

Distance from Property: 113m



**23 MONTALTO DR, PAKENHAM, VIC 3810**

 -  -  -

Sale Price

**\$315,000**

Sale Date: 12/10/2018

Distance from Property: 358m



This report has been compiled on 15/02/2019 by Wise Group. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

121 GRANDVUE BOULEVARD, OFFICER, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$300,000 to \$320,000

### Median sale price

Median price

\$332,500

House

Unit

Suburb

OFFICER

Period

01 January 2018 to 31 December 2018

Source

 pricefinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

|                                    |             |            |
|------------------------------------|-------------|------------|
| 36 ALTERA CRES, OFFICER, VIC 3809  | **\$333,000 | 25/01/2019 |
| 23 MONTALTO DR, PAKENHAM, VIC 3810 | \$315,000   | 12/10/2018 |