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REAL ESTATE

# Neilson Partners

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 34 Ezra Crescent, Officer VIC 3809

#### Indicative selling price

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

Single price \$NA or range between \$480,000 & \$520,000

#### Median sale price

Median price \$405,250 House ☐ Unit ☒ Suburb Officer  
Period - From July 2017 to June 2018 Source CoreLogic

#### 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
1 285 Rix Road, Officer VIC 3809	\$500,000	19/05/2018
2 307 Rix Road, Officer VIC 3809	\$485,000	19/02/2018
3 27 Flemington Rise, Officer VIC 3808	\$517,000	08/05/2018