

STATEMENT OF INFORMATION

14 MOORCROFT TERRACE, OFFICER, VIC 3809

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 MOORCROFT TERRACE, OFFICER,

2 1 2

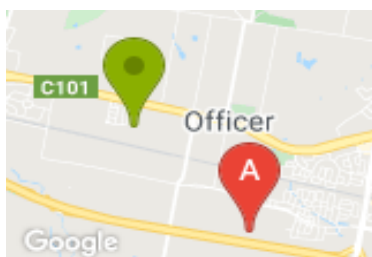
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$410,000 to \$450,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (Unit)

\$421,500

01 January 2019 to 31 December 2019

Provided by: pricefinder

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.



20 MELVILLE RD, OFFICER, VIC 3809

2 1 1

Sale Price

\$390,000

Sale Date: 22/08/2019

Distance from Property: 2.1km



307 RIX RD, BEACONSFIELD, VIC 3807

3 2 2

Sale Price

***\$470,000**

Sale Date: 29/01/2020

Distance from Property: 1.6km

This report has been compiled on 19/02/2020 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2020 - 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.

Property offered for

Address
Including suburb and

14 MOORCROFT TERRACE, OFFICER, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$410,000 to \$450,000

Median sale price

Median price

\$421,500

Property type

Unit

Suburb

OFFICER

Period

01 January 2019 to 31 December 2019

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

Price

Date of sale

20 MELVILLE RD, OFFICER, VIC 3809	\$390,000	22/08/2019
307 RIX RD, BEACONSFIELD, VIC 3807	*\$470,000	29/01/2020

This Statement of Information was prepared

19/02/2020