

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 85 Grandvue Boulevard, Officer, VIC 3809

Indicative selling price

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

Price Range \$999,900 & \$1,099,000

Median sale price

Median price \$776,388 Property Type House Suburb Officer (3809)

Period - From 01/06/2021 to 31/05/2022 Source realestate.com.au

Comparable property sales

A 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 |
|------------------------------------------|-------------|--------------|
| 26 THE CIRCUIT, PAKENHAM VIC 3810 | \$960,000 | 04/04/2022 |
| 25 CORMORANT PARADE, PAKENHAM VIC 3810 | \$1,045,000 | 15/03/2022 |
| 21 JOSEPH BANKS DRIVE, PAKENHAM VIC 3810 | \$960,000 | 14/04/2022 |

This Statement of Information was prepared on: 08/06/2022