

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

11 Harmony Place 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,750

Property type

Land

Suburb

Officer

Period-from

01 Aug 2019

to

31 Jul 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

47 Casuarina Road Officer VIC 3809	\$590,000	01-Apr-20
14 Casuarina Road Officer VIC 3809	\$595,000	15-Jul-20
15 Still Water Way Officer VIC 3809	\$601,000	10-Jun-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.~~

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47 Casuarina Road Officer VIC 3809

 3  2  2

Sold Price

\$590,000

Sold Date

01-Apr-20

Distance

0.44km



14 Casuarina Road Officer VIC 3809

 4  2  2

Sold Price

^{RS} **\$595,000**

Sold Date

15-Jul-20

Distance

0.67km



15 Still Water Way Officer VIC 3809

 4  2  2

Sold Price

\$601,000

Sold Date

10-Jun-20

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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