

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 15 Orchid Drive Officer VIC 3809

Indicative selling price

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

\$470,000

&

\$510,000

Median sale price

Median price \$544,000

House

X

Unit

Suburb Officer

Period - From 01 Feb 18

to 31 Jan 19

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
5 Fern Street Officer VIC 3809	\$510,000	06 Feb 19
9 Biggs Drive Officer VIC 3809	\$510,000	07 Sep 18
14 Goodenie Street Officer VIC 3809	\$505,000	28 Aug 18

Property data source: CoreLogic Generated on 20th February 2019