

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 41 CURRAN DRIVE 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 \$510,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$423,000 *House *Unit Suburb OFFICER

Period - From OCT 2016 to SEP 2017 Source CORE LOGIC – RP DATA

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 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 24 Henrietta Avenue Officer VIC 3809	\$559,000	29-Jun-17
2 17 Prospect Way Officer VIC 3809	\$523,000	01-May-17
3 17 Peridot Avenue Officer VIC 3809	\$535,000	22-Sep-17

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 six months.



O'Brien Real Estate