

## Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Lansdown Avenue, Officer

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$ 450,000

&

\$ 470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 420,000

\*House

Y

Unit

N

Suburb  
or locality

Officer

Period - From

to

Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 23 Hammond Crescent Officer	\$ 437,500	29 March 2017
2 28 Manna Row Officer	\$ 440,000	27 Feb 2017
3 27 Rush Lily Drive Officer	\$ 437,500	30 Jan 2017