

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

3 Eastbourne Crescent 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Officer

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Curran Drive Officer VIC 3809	\$670,000	04-May-19
12 Curran Drive Officer VIC 3809	\$720,000	01-Feb-19
2 Shakespeare Grove Officer VIC 3809	\$710,000	08-Dec-18

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.~~

This Statement of Information was prepared on: 16 September 2019



6 Curran Drive Officer VIC 3809

Sold Price

\$670,000

Sold Date **04-May-19**

 4  2  2

Distance **1.36km**



12 Curran Drive Officer VIC 3809

Sold Price

\$720,000

Sold Date **01-Feb-19**

 4  2  2

Distance **1.31km**



2 Shakespeare Grove Officer VIC 3809

Sold Price

\$710,000

Sold Date **08-Dec-18**

 4  2  3

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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