

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 11 Avatar Way Officer VIC 3809

Indicative selling price

Single Price: \$539,900

Median sale price

Median Price: \$548,000 Suburb: Officer

Period - From: July 2018 to January 2019

Source: RPData

Comparable Property Sales

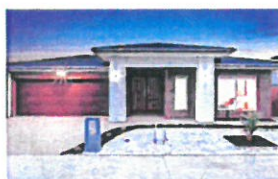
Below are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**11 Goodenia Street
Officer**

4 Bed 2 Bath 2 Car

**Sold \$600,000
Date Sold 25/01/2019
Land 512sqm**



**27 Melville Road
Officer**

4 Bed 2 Bath 2 Car

**Sold \$641,000
Date Sold 04/10/2018
Land 403sqm**



**11 Silverleaf Crescent
Officer**

4 Bed 2 Bath 2 Car

**Sold \$632,000
Date Sold 20/09/2018
Land 512qm**