

Brendan Langley
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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for sal	е						
Address Including suburb and postcode	3 Eastbourne Crescent Officer VIC 3809						
Indicative selling price							
For the meaning of this price	e see consumer.vic.	gov.au	ı/underquoting (*	Delete s	single price	or range	as applicable)
Single Price			or range between	\$66	0,000	&	\$720,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$560,000	*Ho	use X	*Unit		Suburb	Officer
Period-from	01 Dec 2017	to	30 Nov 2018		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

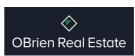
Address of comparable property	Price	Date of sale
38 Majestic Drive Officer VIC 3809	\$710,000	26-Sep-18
22 Avondale Street Officer VIC 3809	\$750,000	26-Jul-18
44 Majestic Drive Officer VIC 3809	\$710,000	06-Dec-18

#### 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 six months.

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38 Majestic Drive Officer VIC 3809 Sold Price

⇔2

\$710,000

Sold Date 26-Sep-18

Distance

0.64km



22 Avondale Street Officer VIC

Sold Price

\$750,000

Sold Date

26-Jul-18

3809

⇔2

Distance

0.66km



Distance

0.69km

44 Majestic Drive Officer VIC 3809 Sold Price \$710,000 Sold Date 06-Dec-18

\$ 2

₾ 2

₾ 2

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