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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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

**Property offered for sale**

Address  
Including suburb and  
postcode

38 Majestic Drive, Officer Vic 3809
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$680,000
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 & 

\$740,000
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**Median sale price**

Median price

\$561,500
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\*House

x

\*Unit

Suburb

Officer
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Period - From

17.06.18
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to

17.09.18
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Source

Pricefinder.com.au
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









**Comparable property sales**

- 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. 3 Morris Court, Officer Vic 3809	\$710,000	14.08.18
2. 15 Kooyong Close, Officer Vic 3809	\$715,000	19.03.18
3. 48 Arena Parade, Officer Vic 3809	\$732,000	01.08.18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 17<sup>th</sup> September 2018

## Additional information about comparable sales.

	<b>48 Arena Parade Officer, VIC, 3809</b> <b>Sale Price: \$732,000</b> Owner Name: B Jackson, G Davies Jackson Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	<div>  4  2  2  700m<sup>2</sup> </div> <b>Sale Date: 1 Aug 2018</b> Distance: 0.92km Zoning: General Residential Zone - Schedule 1
	<b>3 Morris Court Officer, VIC, 3809</b> <b>Sale Price: \$710,000</b> Owner Name: C Brown, D Roberts Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	<div>  4  2  2  576m<sup>2</sup> </div> <b>Sale Date: 14 Aug 2018</b> Distance: 0.65km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 24.0m <sup>2</sup>
	<b>15 Kooyong Close Officer, VIC, 3809</b> <b>Sale Price: \$715,000</b> Owner Name: J Goudswaard Category: House Land Use: Detached Dwelling	<div>  4  2  2  650m<sup>2</sup> </div> <b>Sale Date: 19 Mar 2018</b> Distance: 0.91km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 27.8709m <sup>2</sup>

Property data source: REIV propertydata.com.au. Generated on 17<sup>th</sup> September 2018