

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

Sections 47AF of the Estate Agents Act 1980

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Property offered fo	r sale							
Address Including suburb and postcode	38 Majestic Drive, Officer Vic 3809							
Indicative selling p	rice							
For the meaning of this p	rice see consumer.	.vic.gov.au/un	derquo	oting				
	Range between	\$680,000			&	\$740,000		
Median sale price								
Median price	\$561,500	*House	х *	Unit		Suburb Officer		
Period - From	17.06.18 to	17.09.18			Source	Pricefinder.com.au		

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. Generated on 17th September 2018



Additional information about comparable sales.



48 Arena Parade Officer, VIC, 3809

Sale Price: \$732,000

Owner Name: B Jackson, G Davies Jackson Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling

Site/surveyed Lot



F14 = 2 = 2

[L] 576m²

[L] 650 m²

Sale Date: 1 Aug 2018

Distance: 0.92km

Zoning: General Residential Zone - Schedule 1



3 Morris Court Officer, VIC, 3809

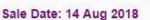
Sale Price: \$710,000

Owner Name: C Brown, D Roberts

Category: House

Land Use: Vacant Residential Dwelling

Site/surveyed Lot



Distance: 0.65km

Zoning: General Residential Zone - Schedule 1

Eq. Building Area: 24.0m2



15 Kooyong Close Officer, VIC, 3809

Sale Price: \$715,000 Owner Name: J Goudswaard

Category: House Land Use: Detached Dwelling 1 17 55

Sale Date: 19 Mar 2018 Distance: 0.91km

Zoning: General Residential Zone - Schedule 1

Eq. Building Area: 27.8709m2

Property data source: REIV propertydata.com.au. Generated on 17th September 2018