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

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Markbeech Crescent, Officer Vic 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

$465,000	&	$511,000

Median sale price

Median price	$546,000	*House	x	*Unit		Suburb	Officer
Period - From	12.11.17	to	12.02.18			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. 7 Heathfield Lane, Pakenham 3810	$511,000	03.01.2018
2. 34 Cranbrook Circuit, Pakenham 3810	$510,000	18.09.2017
3. 14 Optima Street, Officer 3810	$507,500	31.01.2018

Property data source: REIV propertydata.com.au. Generated on 12.02.2018.

Additional information about comparable sales.

34 Cranbrook Circuit Officer, VIC, 3809

3 2 2 338 m² Approx.

Sale Price: $510,000
Owner Name: S Abbott
Category: House: One Storey / Lowset
Land Use: Detached Dwelling

Sale Date: 18 Sep 2017
Distance: 0.12km
Zoning: Urban Growth Zone - Schedule 1

7 Heathfield Lane Officer, VIC, 3809

3 2 2 375 m² Approx.

Sale Price: $511,000
Owner Name: D Ramnuth
Category: House: One Storey / Lowset
Land Use: Vacant Residential Dwelling Site/surveyed Lot

Sale Date: 3 Jan 2018
Distance: 0.16km
Zoning: Urban Growth Zone - Schedule 1
Eq. Building Area: 18.0m2

14 Optima Street Officer, VIC, 3809

3 2 2 256 m² Approx.

Sale Price: $507,500
Owner Name: Trust
Category: House
Land Use: Vacant Residential Dwelling Site/surveyed Lot

Sale Date: 31 Jan 2018
Distance: 0.67km
Zoning: Urban Growth Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 12.02.2018