

## 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 19 Avebury Drive, Officer VIC, 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$440,000 & \$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$548,000 \*House ☒ \*Unit ☐ Suburb Officer

Period - From AUG 2018 to JULY 2019 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
1 23 Markbeeche Crescent, Officer VIC, 3809	\$460,000	27/06/2019
2 10 Rush Lily Drive, Officer VIC, 3809	\$480,000	10/04/2019
3 34 Georgetown Way, Officer VIC, 3809	\$475,000	18/06/2019

