Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	1 Hibiscus Street, Officer VIC 3809

Indicative selling price

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

$ 590,000 & $ 640,000

Median sale price

Median price	$ 353,000	Property type	*House*	Suburb	Officer
Period - From	31/05/2018	to	01/06/2019	Source	Pricefinder.com.au

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.

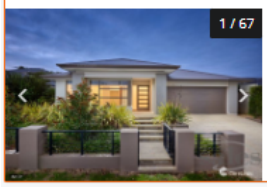
	Address of comparable property	Price	Date of sale
1	4 Prospect Way Officer VIC 3809	$ 631,000	08/05/2019
2	12 Renam Street Pakenham VIC 3810	$ 641,000	10/09/2019
3	25 Edenbrook Circuit Pakenham VIC 3810	$ 600,000	03/07/2019

This Statement of Information was prepared on: 13/09/2019

BarryPlant

Additional information about comparable sales.

4 Prospect Way Officer VIC 3809 | 512m² | $631,000 | 08-May-19 | 71 days | 4 | 2 | 2



EX DISPLAY IN GRANDVUE Sitting on 512m2 of land in the highly sort after Grandvue estate, on the North side of the highway, sits this immaculately kept ex display home, ready for new owners to call...

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Floor	184m²	First list	$650,000
Distance	1.78km	Last list	$640,000
Yr built	2013	Price change	2.9% ▼

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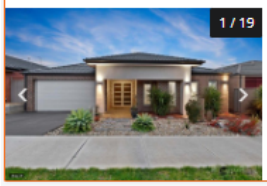
12 Renam Street Pakenham VIC 3810 | 512m² | RS $641,000 | 10-Sep-19 | 23 days | 4 | 2 | 2



Spacious, Comfortable & Convenient! Positioned in the Worthington Estate sits this beautifully presented single level family home. Upon entry, you are immediately drawn into the warmth and endless...

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Floor	218m²	First list	$612,500
Distance	2.41km	Last list	$580,000
Yr built	2015	Price change	4.7% ▲

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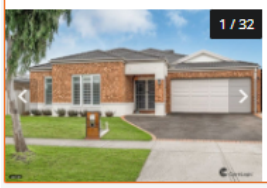
25 Edenbrook Circuit Pakenham VIC 3810 | 510m² | $600,000 | 03-Jul-19 | 86 days | 4 | 2 | 2



30 SQs, 3 LIVING AREAS, 4 BEDROOMS + STUDY Neat, clean & tidy 4 Bedrooms + study & three large living zones. Ideal location near Cardinia Road. Presented FOR SALE and located in the Edenbrook Es...

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Floor	234m²	First list	$638,000
Distance	3km	Last list	$587,500
Yr built	2011	Price change	6.0% ▼

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