

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

140 Mary Street Officer VIC 3809

Indicative selling price

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

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Officer

Period-from

01 Oct 2018

to

30 Sep 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 6 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

6 Egerton Street Officer VIC 3809	\$610,000	07-May-19
11 Saffron Avenue Officer VIC 3809	\$590,000	23-Aug-19
12 Snicket Crescent Officer VIC 3809	\$553,000	24-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 October 2019


6 Egerton Street Officer VIC 3809

Sold Price

\$610,000

Sold Date

07-May-19
 4
 2
 2

Distance

0.58km

11 Saffron Avenue Officer VIC 3809

Sold Price

^{RS} **\$590,000**

Sold Date

23-Aug-19
 4
 2
 2

Distance

0.6km

12 Snicket Crescent Officer VIC 3809

Sold Price

\$553,000

Sold Date

24-Jul-19
 4
 2
 2

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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