

Daniel Gallagher

P 5995 0500

M 0437 744 104 E daniel.gallagher@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offere	d for sale
-----------------	------------

Address Including suburb and postcode	12 Bronte Boulevard 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	or range between	\$640,000	&	\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	*Hou	use	Х	*+	Unit		Suburb	Officer
Period-from	01 Apr 2018	to	31	Mar 20	019		Source	e	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.

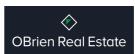
Address of comparable property	Price	Date of sale
14 Bronte Boulevard Officer VIC 3809	\$642,000	01-Apr-19
1 Dairy Close Officer VIC 3809	\$655,000	30-Nov-18
4 Rose Garden Avenue Officer VIC 3809	\$665,000	13-Feb-19

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 six months.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au

14 Bronte Boulevard Officer VIC 3809

RS \$642,000 Sold Date 01-Apr-19

二 4

₾ 2

Distance

0.01km



1 Dairy Close Officer VIC 3809

Sold Price

Sold Price

\$655,000 Sold Date 30-Nov-18

Distance 0.9km

4 Rose Garden Avenue Officer VIC Sold Price 3809

** \$665,000 UN Sold Date

四 4

四 4

₽ 2

\$ 2

Distance 1.09km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.