



STATEMENT OF INFORMATION

15 PENSHURST CRESCENT, OFFICER, VIC 3809

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 PENSURST CRESCENT, OFFICER, VIC  4  2  2

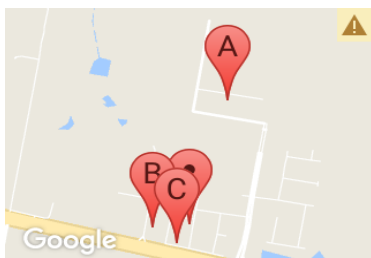
Indicative Selling Price

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

Price Range: \$720,000 to \$770,000

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



15 CHISWICK ST, OFFICER, VIC 3809

 4  2  2

Sale Price

Price Withheld

Sale Date: 23/08/2017

Distance from Property: 461m



10 FAIRWOOD RISE, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$800,000**

Sale Date: 16/08/2017

Distance from Property: 121m



20 HARDWICK PL, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$660,000**

Sale Date: 27/07/2017

Distance from Property: 77m



This report has been compiled on 06/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

15 PENSURST CRESCENT, OFFICER, VIC 3809

Indicative selling price

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

Price Range:

\$720,000 to \$770,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

OFFICER

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
15 CHISWICK ST, OFFICER, VIC 3809	Price Withheld	23/08/2017
10 FAIRWOOD RISE, OFFICER, VIC 3809	*\$800,000	16/08/2017
20 HARDWICK PL, OFFICER, VIC 3809	*\$660,000	27/07/2017