

## 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  
locality and postcode

51 Cherrington Avenue, Officer

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$460,000

&

\$505,000

### Median Sale Price

Median price

\$420,000

House

X

Suburb  
or locality

Officer

Period - From

01/11/2017

to

01/12/2017

Source

Corelogic

### 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
1. 17 Jomon Way, Officer	\$530,000	29/01/2018
2. 31 Fairweather Parade, Officer	\$495,000	08/01/2018
3. 27 Brooklyn Street, Officer	\$490,500	20/12/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 27 February 2018

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



51 Cherrington Avenue, Officer

3 2 1

Indicative selling price: \$460,000 - \$505,000

Bed Bath Car

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Officer

Median House Price: \$420,000

Period From: 01/11/2017

Source: Corelogic

Median Unit Price: Not Available

Period to: 01/12/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
17 Jomon Way, Officer	House	3	2	1	\$530,000	29/01/2018	252m2
31 Fairweather Parade, Officer	House	3	2	1	\$495,000	08/01/2018	227m2
27 Brooklyn Street, Officer	House	3	2	1	\$490,500	20/12/2017	336m2

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Prepared on 27 February 2018

### Agent Details

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