

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Olio Estate - Release 5A, Frit Lane, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 204, 205 3 bed, 2 bath, 2 car		Or range between	\$*549,000	&	\$595,000
Lot 206, 207 2 bed, 2 bath, 1 car	\$*479,000		\$*		\$
Lot 210 3 bed, 2 bath, 1 car	\$*545,000		\$*		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$ N/A

Suburb Officer

Period - From Oct 2022 To Dec 2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 204, 205 3 bed, 2 bath, 2 car \$549,000 - \$595,000	*B		
	*B		
	*B		

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 206, 207 2 bed, 2 bath, 1 car \$479,000	4 Koba Way, Officer	\$515,000	Jan 2023
	10 Shrew Walk, Officer	\$492,500	Dec '2022
	38 Topal Drive, Officer	\$472,000	Nov 2022

Unit type or class

E.g. One bedroom units

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 210 3 bed, 2 bath, 1 car \$545,000	*B		
	*B		
	*B		

OR

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

This Statement of Information was prepared on:

15/02/2023