## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

						e	Property offered for sal
38 TOPAL DRIVE OFFICER VIC 3809					Address Including suburb and postcode		
<del>;</del> )	e as applicable)	e or range a	Delete single price	au/underquoting (*L	c.gov.a	e see consumer.vi	Indicative selling price For the meaning of this price
5,000	\$495,	&	or range between \$460,000				Single Price
						plicable)	Median sale price (*Delete house or unit as ap
Suburb Officer		Property type Unit		Pro	\$515,000	Median Price	
Corelogic		Source	31 Oct 2022	to	01 Nov 2021	Period-from	
			o <del>roperty for sale i</del>	o kilometres of the p	:hin two	properties sold wit t's representative	Comparable property s  A* These are the three estate agent or agen  Address of comparable pr
5,000 er	\$495,  Office  Corelogic  t 6 months that treale.	& Suburb	\$460,000  Unit  Source  cable)  property for sale inparable to the property for sale in the prop	or range between  operty type  31 Oct 2022  below as applice kilometres of the party type	Pro to	plicable) \$515,000  01 Nov 2021  ales (*Delete Aproperties sold with the	Single Price  Median sale price  (*Delete house or unit as ap  Median Price  Period-from  Comparable property s  A*  These are the three estate agent or agen

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: 16 November 2022



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