

## 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 2 Moorcroft Terrace Officer 3809

### Indicative selling price

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

Range between \$490,000 & \$515,000

### Median sale price

Median price \$553,500 \*House ☒ \*Unit ☐ Suburb Officer

Period - From Apr 2018 to Sep 2018 Source Pricefinder

### 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. 313 RIX RD, OFFICER, VIC 3809	\$500,000	24/07/2018
2. 285 RIX RD, OFFICER, VIC 3809	\$500,000	19/05/2018
3. 18 COLLINSON WAY, OFFICER, VIC 3809	\$495,000	08/05/2018