

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

11 Craft Street 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)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

*House

X

*Unit

Suburb

Officer

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

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

A* 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

6 Eloise Circuit Officer VIC 3809	\$480,000	11-Oct-18
15 Timbertop Boulevard Officer VIC 3809	\$465,000	06-Mar-19
11 Fairweather Parade Officer VIC 3809	\$466,000	07-Nov-18

OR

B* ~~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 six months.~~

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6 Eloise Circuit Officer VIC 3809

Sold Price

\$480,000

Sold Date

11-Oct-18
 3
  2
  1

Distance

0.24km

15 Timbertop Boulevard Officer VIC 3809

Sold Price

\$465,000^{UN}

Sold Date

06-Mar-19
 3
  2
  2

Distance

0.59km

11 Fairweather Parade Officer VIC 3809

Sold Price

\$466,000

Sold Date

07-Nov-18
 3
  2
  2

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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