

## 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 14 Optima Street, Officer VIC 3809.

### Indicative selling price

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

☐ range between  &

### Median sale price

Median price  ☒ \*House ☐ X ☐ Suburb   
Period - From  to  Source

### 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 |
|--|-----------|--------------|
| 1.22 Verve Drive, Officer VIC 3809.        | \$480,000 | 8-Nov-2017   |
| 2. 14 Cranbrook Circuit, Officer VIC 3809. | \$490,000 | 13-Oct-2017  |
| 3.64 Bridge Road, Officer Vic 3809.        | \$476,000 | 27-Sep-2017  |