

## 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 17 Clendon Drive Officer VIC 3809

### Indicative selling price

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

\$580,000 & \$610,000

### Median sale price

Median price \$546,000 House ☒ Unit ☐ Suburb Officer  
Period - From 01 Apr 18 to 31 Mar 19 Source CoreLogic

### 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
49 Eastbourne Crescent Officer VIC 3809	\$600,000	29 Jan 19
7 Mowbray Street Officer VIC 3809	\$600,000	26 Nov 18
11 Goodenia Street Officer VIC 3809	\$600,000	25 Jan 19

Property data source: CoreLogic Generated on 16<sup>th</sup> April 2019