

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

21 Clendon Drive, 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$459,000

House

X

Suburb

Officer Vic 3809

Period - From

Jan 2017

to

Dec 2017

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
1. 16 Grassland Crescent, Officer VIC 3809	\$645,500	02/12/2017
2. 22 Shakespeare Grove, Officer VIC 3809	\$635,000	09/10/2017
3. 28 Christopher Road, Officer VIC 3809	\$610,000	05/12/2017