

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	42 Lansell Avenue, Officer, VIC 3809
Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$974,990
--------------	-----------

Median sale price

Median price	\$750,000	Property Type	House	Suburb	Officer (3809)
Period - From	01/09/2023	to	01/08/2024	Source	REA

Comparable property sales

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
10 Eastbourne Crescent, Officer, Vic 3809	\$965,000	21/05/2024
18 FLEMINGTON RISE, OFFICER VIC 3809	\$922,000	19/08/2024
13 MADISON PLACE, OFFICER VIC 3809	\$955,000	28/06/2024

This Statement of Information was prepared on: 19/09/2024