Harcourts Rowville

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 **18 Mary Street, Officer VIC 3809**

Indicative selling price

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

Range between **$680,000** & **$748,000**

Median sale price

Median price **$707,000** Property type ***House*** Suburb **Officer**

Period - From **July 2022** to **September 2022** Source **https://reiv.com.au/market-insights/suburb/officer**

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
	46 Tolkien Boulevard, Officer	$680,000	19/10/2022
	12 Jasmine Grove, Officer	$725,000	03/10/2022
	4 Emaleigh Close, Officer	$690,000	14/09/2022

This Statement of Information was prepared on: **25 October 2022**