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 Including suburb and postcode	15 Tolkien Boulevard 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	$631,750	Property type	House	Suburb	Officer
Period-from	01 Nov 2020	to	31 Oct 2021	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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

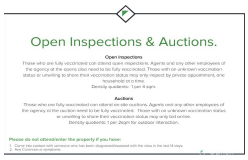
Address of comparable property	Price	Date of sale
11 Tolkien Boulevard Officer VIC 3809	$675,500	31-Oct-21
38 Tolkien Boulevard Officer VIC 3809	$680,000	20-Sep-21
11 Seuss Drive Officer VIC 3809	$645,000	03-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2021

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11 Tolkien Boulevard Officer VIC 3809

3 2 2

Sold Price RS $675,500 Sold Date 31-Oct-21

Distance 0.03km



38 Tolkien Boulevard Officer VIC 3809

3 2 2

Sold Price $680,000 Sold Date 20-Sep-21

Distance 0.18km



11 Seuss Drive Officer VIC 3809

3 2 2

Sold Price RS $645,000 Sold Date 03-Nov-21

Distance 0.91km

RS = Recent sale **UN** = Undisclosed Sale

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