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	8 Heathcote Grove 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	House	Suburb	Officer
Period-from	01 Jun 2020	to	31 May 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
4 Collinson Way Officer VIC 3809	$525,000	09-Mar-21
9 Tania Way Officer VIC 3809	$555,000	09-Feb-21
7 Cycad Way Officer VIC 3809	$572,000	11-May-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: 15 June 2021

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4 Collinson Way Officer VIC 3809 Sold Price **$525,000** Sold Date **09-Mar-21**

3 2 1 Distance **0.17km**



9 Tania Way Officer VIC 3809 Sold Price **$555,000** Sold Date **09-Feb-21**

3 2 1 Distance **0.74km**



7 Cycad Way Officer VIC 3809 Sold Price RS **$572,000** Sold Date **11-May-21**

3 2 1 Distance **1.84km**



19 Mallard Avenue Officer VIC 3809 Sold Price **$492,000** Sold Date **05-Dec-20**

3 2 1 Distance **0.08km**



58 Pioneer Way Officer VIC 3809 Sold Price **$500,000** Sold Date **20-Apr-21**

3 2 1 Distance **0.37km**

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

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