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	6 Hester Street 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	$660,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$350,000	Property type	Land	Suburb	Officer
Period-from	01 Nov 2019	to	31 Oct 2020	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
8 Jersey Crescent Officer VIC 3809	$690,000	08-Jun-20
12 Ludlow Court Beaconsfield VIC 3807	$705,000	07-Jun-20
252 Pink Hill Boulevard Officer VIC 3809	$685,000	29-Jul-20

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.~~

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8 Jersey Crescent Officer VIC 3809 Sold Price **$690,000** Sold Date **08-Jun-20**

4 2 2 Distance **0.29km**



12 Ludlow Court Beaconsfield VIC 3807 Sold Price **$705,000** Sold Date **07-Jun-20**

4 2 2 Distance **1.19km**



252 Pink Hill Boulevard Officer VIC 3809 Sold Price **$685,000** Sold Date **29-Jul-20**

4 2 2 Distance **1.44km**

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

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