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	18 Avondale 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$351,500	Property type	Land	Suburb	Officer
Period-from	01 Dec 2019	to	30 Nov 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
27 Kiama Street Officer VIC 3809	$701,500	10-Dec-20
4 Montalto Drive Pakenham VIC 3810	$735,100	15-Dec-20
5 Bronte Boulevard Officer VIC 3809	$755,000	09-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.~~

This Statement of Information was prepared on: 23 December 2020

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27 Kiama Street Officer VIC 3809

4 2 2

Sold Price RS $701,500 Sold Date 10-Dec-20

Distance 0.3km

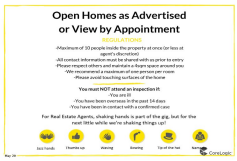


4 Montalto Drive Pakenham VIC 3810

4 2 2

Sold Price RS $735,100 Sold Date 15-Dec-20

Distance 0.75km



5 Bronte Boulevard Officer VIC 3809

4 2 2

Sold Price $755,000 Sold Date 09-Jul-20

Distance 1.94km

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

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