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	99 Beatrix Circuit 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	$530,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$342,000	Property type	Land	Suburb	Officer
Period-from	01 Feb 2019	to	31 Jan 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
21 Saffron Avenue Officer VIC 3809	$560,000	27-Nov-19
102 Primrose Avenue Officer VIC 3809	$552,000	20-Dec-19
9 Old Trafford Way Officer VIC 3809	$545,000	17-Dec-19

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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21 Saffron Avenue Officer VIC 3809 Sold Price **$560,000** Sold Date **27-Nov-19**

3 2 2 Distance **1.27km**



102 Primrose Avenue Officer VIC 3809 Sold Price **$552,000** Sold Date **20-Dec-19**

4 2 2 Distance **1.3km**



9 Old Trafford Way Officer VIC 3809 Sold Price RS **$545,000** Sold Date **17-Dec-19**

3 2 2 Distance **1.35km**

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

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