Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	25 Markbeech Crescent, 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median price	$485,000	*House	X	*Unit		Suburb	OFFICER
Period - From	01/06/2016	to	19/06/2017			Source	Realestate.com.au

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 six 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
1 3 Rush Lily Drive, OFFICER VIC 3809	$500,000	12/03/2017
2 18 Verdant Avenue, OFFICER VIC 3809	$485,000	01/05/2017
3 9 Cranbrook Circuit, OFFICER VIC 3809	$456,000	22/05/2017