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	13 Fairweather Parade 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$583,500	Property type	House	Suburb	Officer
Period-from	01 Feb 2020	to	31 Jan 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.

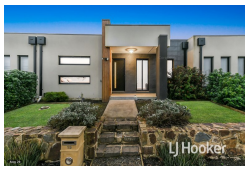
Address of comparable property	Price	Date of sale
15 Cotswold Crescent Officer VIC 3809	$490,000	28-Jan-21
126 Primrose Avenue Officer VIC 3809	$480,000	13-Oct-20
21 Dakota Street Officer VIC 3809	$482,300	05-Dec-20

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: 11 February 2021

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15 Cotswold Crescent Officer VIC 3809

3 2 2

Sold Price RS $490,000 Sold Date 28-Jan-21

Distance 0.28km



126 Primrose Avenue Officer VIC 3809

3 2 2

Sold Price $480,000 Sold Date 13-Oct-20

Distance 0.59km



21 Dakota Street Officer VIC 3809

3 2 2

Sold Price $482,300 Sold Date 05-Dec-20

Distance 1.01km

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

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