

## 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

269 Princes Highway Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2019

to

30 Jun 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

4 Brook Way Officer VIC 3809	\$540,000	15-May-20
15 Tara Boulevard Officer VIC 3809	\$519,800	11-Mar-20
84 Lincoln Avenue Officer VIC 3809	\$510,000	06-Mar-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: 21 July 2020

**4 Brook Way Officer VIC 3809**

Sold Price

**\$540,000**

Sold Date

**15-May-20**

3 2 2

Distance

**0.86km****15 Tara Boulevard Officer VIC 3809**

Sold Price

**\$519,800**

Sold Date

**11-Mar-20**

3 2 1

Distance

**1km****84 Lincoln Avenue Officer VIC 3809**

Sold Price

**\$510,000**

Sold Date

**06-Mar-20**

3 2 2

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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