

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

56 Pioneer Way, Officer

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

\$ 429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 420,000

*House

Y

Unit

Suburb
or locality

Officer

Period - From

Fen 2016

to

Feb 2017

Source

Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 144 Primrose Avenue Officer, VIC, 3809	\$ 405,000	21 Mar 2017
2 17 Cranbrook Circuit Officer, VIC, 3809	\$ 410,000	19 Jan 2017
3 30 Cranbrook Circuit Officer, VIC, 3809	\$ 415,000	6 Dec 2016