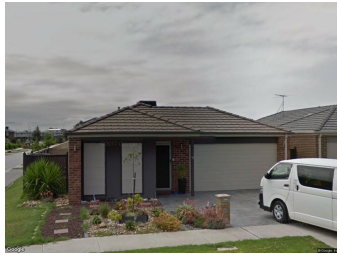


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



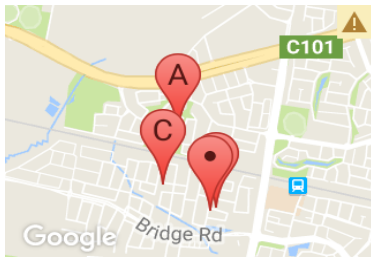
14 CELESTINE DRIVE, OFFICER, VIC 3809  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$485,000 to \$530,000**

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



28 NATURE AVE, OFFICER, VIC 3809  3  2  2

Sale Price

***\$495,000**

Sale Date: 29/09/2017

Distance from Property: 619m



34 CRANBROOK CCT, OFFICER, VIC 3809  3  2  2

Sale Price

***\$510,000**

Sale Date: 27/09/2017

Distance from Property: 44m



13 OLIVE GR, OFFICER, VIC 3809  3  2  2

Sale Price

***\$527,000**

Sale Date: 22/08/2017

Distance from Property: 359m



This report has been compiled on 18/10/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

14 CELESTINE DRIVE, OFFICER, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$485,000 to \$530,000

Median sale price

Median price \$450,000

House

Unit

Suburb OFFICER

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
28 NATURE AVE, OFFICER, VIC 3809	*\$495,000	29/09/2017
34 CRANBROOK CCT, OFFICER, VIC 3809	*\$510,000	27/09/2017
13 OLIVE GR, OFFICER, VIC 3809	*\$527,000	22/08/2017