

STATEMENT OF INFORMATION

22 JASPER WAY, OFFICER, VIC 3809

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 JASPER WAY, OFFICER, VIC 3809

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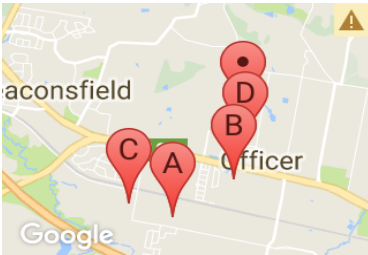
Indicative Selling Price

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

Single Price: \$335,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (Vacant Land)

\$242,500

01 October 2016 to 30 September 2017

Provided by: 

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.



12 CURTIS ST, OFFICER, VIC 3809

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Sale Price

\$332,860

Sale Date: 29/07/2017

Distance from Property: 1.7km



13 CAPTAIN ST, OFFICER, VIC 3809

 4  2  2

Sale Price

\$315,000

Sale Date: 22/07/2017

Distance from Property: 898m



10 JUST JOEY DR, BEACONSFIELD, VIC 3807

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Sale Price

\$310,000

Sale Date: 18/06/2017

Distance from Property: 1.9km



This report has been compiled on 25/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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10 PAPA WAY, OFFICER, VIC 3809



Sale Price

\$265,000

Sale Date: 28/04/2017

Distance from Property: 426m



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

22 JASPER WAY, OFFICER, VIC 3809

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$242,500

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
12 CURTIS ST, OFFICER, VIC 3809	\$332,860	29/07/2017
13 CAPTAIN ST, OFFICER, VIC 3809	\$315,000	22/07/2017
10 JUST JOEY DR, BEACONSFIELD, VIC 3807	\$310,000	18/06/2017
10 PAPA WAY, OFFICER, VIC 3809	\$265,000	28/04/2017