



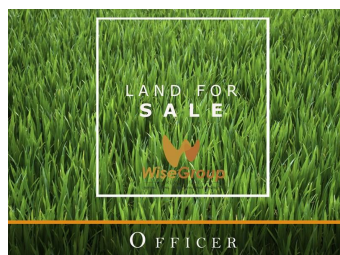
STATEMENT OF INFORMATION

16 JASPER WAY, OFFICER, VIC 3809

PREPARED BY ANU KULASEKARA, WISE GROUP, PHONE: 0431112923

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 JASPER WAY, OFFICER, VIC 3809



Indicative Selling Price

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

Price Range: 340,000 to 360,000

Provided by: Anu Kulasekara, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (Vacant Land)

\$332,500

01 January 2018 to 31 March 2018

Provided by:  pricfinder

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.



41 MILLICENT PDE, OFFICER, VIC 3809



Sale Price

\$197,000

Sale Date: 01/11/2017

Distance from Property: 2km



11 PAPA WAY, OFFICER, VIC 3809



Sale Price

\$278,000

Sale Date: 02/11/2017

Distance from Property: 377m



13 COLUMBIA DR, OFFICER, VIC 3809



Sale Price

\$232,000

Sale Date: 02/11/2017

Distance from Property: 112m



This report has been compiled on 19/04/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

16 JASPER WAY, OFFICER, VIC 3809

Indicative selling price

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

Price Range: 340,000 to 360,000

Median sale price

Median price \$332,500

House

Unit

Suburb

OFFICER

Period 01 January 2018 to 31 March 2018

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
41 MILLICENT PDE, OFFICER, VIC 3809	\$197,000	01/11/2017
11 PAPA WAY, OFFICER, VIC 3809	\$278,000	02/11/2017
13 COLUMBIA DR, OFFICER, VIC 3809	\$232,000	02/11/2017