



# STATEMENT OF INFORMATION

14 OLIVE GROVE, OFFICER, VIC 3809

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 OLIVE GROVE, OFFICER, VIC 3809**

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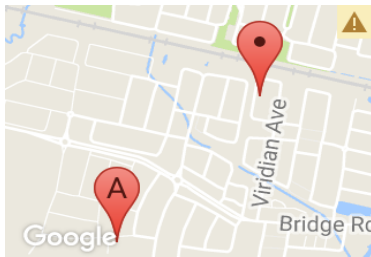
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$320,000**

Provided by: Shan Dias, Wise Group

## MEDIAN SALE PRICE



**OFFICER, VIC, 3809**

**Suburb Median Sale Price (Vacant Land)**

**\$260,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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 six months.



**30 TOLKIEN BVD, OFFICER, VIC 3809**

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**Sale Price**

**\$327,000**

Sale Date: 10/03/2018

Distance from Property: 700m



## 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 OLIVE GROVE, OFFICER, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$320,000

### Median sale price

Median price

\$260,000

House

Unit

Suburb

OFFICER

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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 six months.

**Address of comparable property**

**Price**

**Date of sale**

30 TOLKIEN BVD, OFFICER, VIC 3809

\$327,000

10/03/2018