

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Lincoln Avenue, Officer Vic 3809

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price

Median price \$682,500

Property Type House

Suburb Officer

Period - From 01/10/2021

to 31/12/2021

Source REIV

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

A* 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
1	1 Gene Dr OFFICER 3809	\$720,000	17/10/2021
2	6 Jersey Cr OFFICER 3809	\$670,000	27/10/2021
3	8 Acacia St OFFICER 3809	\$670,000	26/10/2021

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$640,000 - \$704,000
Median House Price
December quarter 2021: \$682,500



Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Comparable Properties

1 Gene Dr OFFICER 3809 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 17/10/2021
Property Type: House (Res)
Land Size: 405 sqm approx

6 Jersey Cr OFFICER 3809 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 27/10/2021
Property Type: House (Res)
Land Size: 448 sqm approx



8 Acacia St OFFICER 3809 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 26/10/2021
Property Type: House
Land Size: 447 sqm approx