

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

52 Lincoln Avenue, Officer Vic 3809

Indicative selling price

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

Range between

\$730,000

&

\$803,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Officer

Period - From

01/04/2023

to

31/03/2024

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	23 Jersey Cr OFFICER 3809	\$804,000	01/04/2024
2	23 Millicent Pde OFFICER 3809	\$780,000	21/12/2023
3	20 Gene Dr OFFICER 3809	\$735,000	27/04/2024

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:

13/05/2024 10:35

Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$730,000 - \$803,000

Median House Price

Year ending March 2024: \$740,000

Comparable Properties



23 Jersey Cr OFFICER 3809 (REI/VG)

Agent Comments

4 2 2

Price: \$804,000

Method: Private Sale

Date: 01/04/2024

Property Type: House

Land Size: 448 sqm approx



23 Millicent Pde OFFICER 3809 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

Land Size: 436 sqm approx



20 Gene Dr OFFICER 3809 (REI)

Agent Comments

4 2 2

Price: \$735,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 392 sqm approx