

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 Shakespeare Grove Officer 3809

Indicative selling price

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

range between \$*600,000 & \$*650,000

Median sale price

Median price \$500,000 *House x *Unit Suburb Officer
 Period - From 08/02/17 to 08/08/17 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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
1 3 Curran Drive Officer	\$583000	12/07/17
2 5 Goodenia Street Officer	\$620,000	1/04/17
3 5 Franklin Way Officer	\$610,000	19/02/17