

## 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

414 Princes Highway Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$346,500

Property type

Land

Suburb

Officer

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

472 Princes Highway Officer VIC 3809	-	16-Apr-21
474 Princes Highway Officer VIC 3809	-	16-Apr-21

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 6 months.

This Statement of Information was prepared on: 28 May 2021



**472 Princes Highway Officer VIC  
3809**

- 
 - 
 -

Sold Price

<sup>RS</sup> - Sold Date **16-Apr-21**

Distance **0.61km**



**474 Princes Highway Officer VIC  
3809**

- 
 - 
 -

Sold Price

Sold Date **16-Apr-21**

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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