

## 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

272 Pink Hill Boulevard 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

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 11 Jomon Way Officer VIC 3809       | \$590,000 | 20-Nov-19 |
| 78 Hedgevale Drive Officer VIC 3809 | \$592,000 | 17-Oct-19 |
| 13 Zoe Lane Officer VIC 3809        | \$610,000 | 20-Jan-20 |

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: 09 July 2020



## 11 Jomon Way Officer VIC 3809

Sold Price **\$590,000** Sold Date **20-Nov-19**

4 2 2

Distance **0.66km**



## 78 Hedgevale Drive Officer VIC 3809

Sold Price **\$592,000** Sold Date **17-Oct-19**

4 2 2

Distance **0.74km**



## 13 Zoe Lane Officer VIC 3809

Sold Price **\$610,000** Sold Date **20-Jan-20**

4 2 2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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