



## 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	22 Nature Avenue, Officer Vic 3809
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	15 Nature Av OFFICER 3809	\$600,000	23/11/2017
2	24 Nature Av OFFICER 3809	\$553,000	23/02/2018
3	39 Grassland Cr OFFICER 3809	\$527,500	20/04/2018

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.~~



Kathy Burgstahler

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3   2   2

**Rooms:****Property Type:** Land**Land Size:** 350 sqm approx

Agent Comments

**Indicative Selling Price**

\$540,000 - \$594,000

**Median House Price**

March quarter 2018: \$605,000

This approximately 6 year old house is walking distance to Arena Shopping & Medical Precinct and has a green wedge directly in front of it and a park to the left. It is beautifully appointed with feature walls and a modern chef's kitchen, alarm system, ducted vacuuming, ducted heating and evaporative cooling.

## Comparable Properties

**15 Nature Av OFFICER 3809 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$600,000**Method:** Private Sale**Date:** 23/11/2017**Rooms:** -**Property Type:** House**Land Size:** 584 sqm approx**24 Nature Av OFFICER 3809 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$553,000**Method:** Private Sale**Date:** 23/02/2018**Rooms:** -**Property Type:** House**Land Size:** 375 sqm approx**39 Grassland Cr OFFICER 3809 (REI)**

Agent Comments

3   2   2

**Price:** \$527,500**Method:** Private Sale**Date:** 20/04/2018**Rooms:** 5**Property Type:** House**Land Size:** 373 sqm approx