

# STATEMENT OF INFORMATION

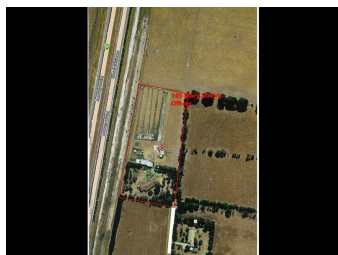
105 MARY STREET, OFFICER, VIC 3809

PREPARED BY PENINSULA PROPERTY CENTRE, 171 SLADEN STREET CRANBOURNE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**105 MARY STREET, OFFICER, VIC 3809**

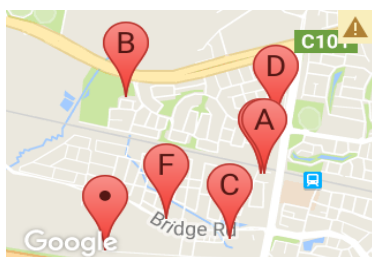
 2  1  1

**Indicative Selling Price**

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

**Single Price: \$404,950**

## MEDIAN SALE PRICE



**OFFICER, VIC, 3809**

**Suburb Median Sale Price (Unit)**

**\$399,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**9 HAROLD ST, OFFICER, VIC 3809**

 3  2  2

**Sale Price**

**\$395,500**

Sale Date: 15/08/2017

Distance from Property: 1.2km



**28 OLD TRAFFORD WAY, OFFICER, VIC 3809**

 3  2  2

**Sale Price**

**\*\$481,110**

Sale Date: 14/06/2017

Distance from Property: 1.1km



**8/7 CYAN CRES, OFFICER, VIC 3809**

 3  1  2

**Sale Price**

**\$376,500**

Sale Date: 08/06/2017

Distance from Property: 816m



This report has been compiled on 16/09/2017 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 1 HAMMOND CRES, OFFICER, VIC 3809

3 2 2

Sale Price

**\$445,000**

Sale Date: 06/06/2017

Distance from Property: 1.5km



## 13 HAROLD ST, OFFICER, VIC 3809

3 2 2

Sale Price

**\$381,950**

Sale Date: 04/05/2017

Distance from Property: 1.2km



## 48 BRIDGE RD, OFFICER, VIC 3809

3 2 1

Sale Price

**\$399,000**

Sale Date: 20/03/2017

Distance from Property: 461m



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

105 MARY STREET, OFFICER, VIC 3809

Indicative selling price

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

Single Price:

\$404,950

Median sale price

Median price

\$399,000

House

Unit

X

Suburb

OFFICER

Period

01 July 2016 to 30 June 2017

Source



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 |
|----------------------------------------|------------|--------------|
| 9 HAROLD ST, OFFICER, VIC 3809         | \$395,500  | 15/08/2017   |
| 28 OLD TRAFFORD WAY, OFFICER, VIC 3809 | *\$481,110 | 14/06/2017   |
| 8/7 CYAN CRES, OFFICER, VIC 3809       | \$376,500  | 08/06/2017   |
| 1 HAMMOND CRES, OFFICER, VIC 3809      | \$445,000  | 06/06/2017   |

|                                 |           |            |
|---------------------------------|-----------|------------|
| 13 HAROLD ST, OFFICER, VIC 3809 | \$381,950 | 04/05/2017 |
| 48 BRIDGE RD, OFFICER, VIC 3809 | \$399,000 | 20/03/2017 |