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

21 Eliza Terrace, Officer Vic 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$390,000	&	\$420,000				
Median sale price*							
Median price		Property Type	Su	burb Officer			
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	15 Charming Loop OFFICER 3809	\$440,000	25/05/2023
2			
3			

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.

This Statement of Information was prepared on:

29/08/2023 10:39

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





Ash Thompson 9870 6211 0401 205 320 ashthompson@jelliscraig.com.au

12.91m 331 sqm (Approx.) TL18m ELIZA TERRACE JellisCraig



Property Type: Land **Land Size:** 331 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$420,000 No median price available

Comparable Properties

15 Charming Loop OFFICER 3809 (VG)



Price: \$440,000 Method: Sale Date: 25/05/2023 Property Type: Land Land Size: 350 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024

propertydata



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