

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 4 Collinson Way, Officer, VIC, 3809

Indicative selling price

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

Range between \$*600,000 & \$640,000

Median sale price

Median price \$725,000 Property type House Suburb Officer
Period - From 19/4/2023 to 18/4/2024 Source realestate.com.au

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 – 35 Fairweather Parade, Officer	\$620,000	13/11/2023
2 – 63 Fairweather Parade, Officer	\$610,000	19/10/2023
3 – 6 Moorcroft Terrace, Officer	\$670,000	2/2/2024

This Statement of Information was prepared on: 18/4/2024