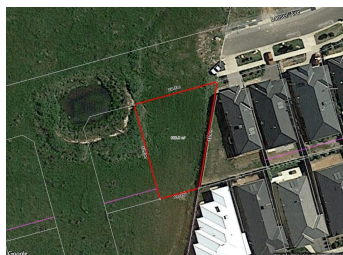


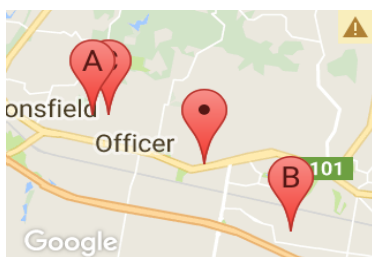
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19 LANSELL AVENUE, OFFICER, VIC 3809****Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$350,000**

Provided by: Matt Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE

**OFFICER, VIC, 3809****Suburb Median Sale Price (Vacant Land)****\$237,000**

01 April 2017 to 30 June 2017

Provided by: pricefinder

## 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.

**16 TODDINGTON AVE, OFFICER, VIC 3809****Sale Price****\$329,000**

Sale Date: 19/06/2017

Distance from Property: 3.2km

**22 WHITELEY WAY, PAKENHAM, VIC 3810****Sale Price****\$330,000**

Sale Date: 09/02/2017

Distance from Property: 3km

**11 DUNCOMBE AVE, OFFICER, VIC 3809****Sale Price****\$330,000**

Sale Date: 28/03/2017

Distance from Property: 2.9km

**This report has been compiled on 12/09/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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## 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

19 LANSELL AVENUE, 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: \$350,000

### Median sale price

Median price \$237,000

House

Unit

Suburb

OFFICER

Period 01 April 2017 to 30 June 2017

Source

pricfinder

### 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
16 TODDINGTON AVE, OFFICER, VIC 3809	\$329,000	19/06/2017
22 WHITELEY WAY, PAKENHAM, VIC 3810	\$330,000	09/02/2017
11 DUNCOMBE AVE, OFFICER, VIC 3809	\$330,000	28/03/2017