



**first
national**
REAL ESTATE

Neilson Partners

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

52 Grant Parade, OFFICER

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$410,000

or range between \$

&

\$

Median sale price

Median price \$410,000

Land

x

*Unit

Suburb OFFICER

Period - From July 2017

to June 2018

Source CoreLogic

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
1) 27 Fairwood Rise, Officer	\$390,000	30 April 2018
2) 40 Grant Parade, Officer	\$415,000	9 May 2018
3) 34 Grant Parade, Officer	\$432,200	5 June 2018