



# STATEMENT OF INFORMATION

18 FLEMINGTON RISE, OFFICER, VIC 3809

PREPARED BY LJ HOOKER PAKENHAM, 45 JOHN STREET PAKENHAM

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



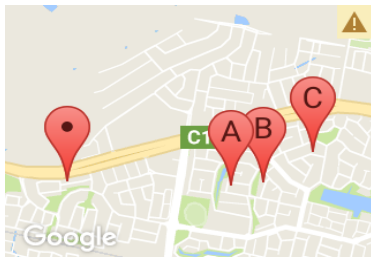
**18 FLEMINGTON RISE, OFFICER, VIC 3809**  4  2  2

### Indicative Selling Price

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

Price Range: **\$780,000 to \$830,000**

## MEDIAN SALE PRICE



### OFFICER, VIC, 3809

Suburb Median Sale Price (House)

**\$460,000**

01 October 2016 to 30 September 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.



**8 WESTWOOD GR, PAKENHAM, VIC 3810**  4  2  2

Sale Price

**\*\$813,000**

Sale Date: 18/11/2017

Distance from Property: 1.1km



**11 DELACOUR CRES, PAKENHAM, VIC 3810**  4  2  2

Sale Price

**\*\$750,000**

Sale Date: 26/10/2017

Distance from Property: 1.3km



**8 BEN CAIRN MEWS, PAKENHAM, VIC 3810**  4  2  2

Sale Price

**\*\$855,000**

Sale Date: 25/07/2017

Distance from Property: 1.6km



This report has been compiled on 04/12/2017 by LJ Hooker Pakenham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

18 FLEMINGTON RISE, OFFICER, VIC 3809

### Indicative selling price

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

Price Range: \$780,000 to \$830,000

### Median sale price

Median price \$460,000

House

Unit

Suburb

OFFICER

Period

01 October 2016 to 30 September 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
8 WESTWOOD GR, PAKENHAM, VIC 3810	*\$813,000	18/11/2017
11 DELACOUR CRES, PAKENHAM, VIC 3810	*\$750,000	26/10/2017
8 BEN CAIRN MEWS, PAKENHAM, VIC 3810	*\$855,000	25/07/2017