

# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

20,pembrook place, Officer VIC 3809

### Indicative selling price

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

Single price

\$

or range between

\$\*520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$

\*House

Y

Unit

Suburb  
or locality

Officer

Period - From

June 2016

to

July 2017

Source

RP Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
1 24 Henrietta Avenue Officer VIC 3809	\$ 559000	14/07/2017
2 3 Rush Lily Drive Officer VIC 3809	\$ 500000	12/03/2017
3 16 Egerton Street Officer VIC 3809	\$ 680000	23/06/2017