# 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 (\*Delete single price or range as applicable)

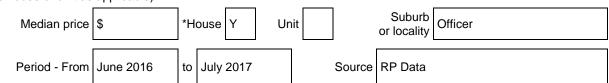
Single price \$

or range between \$\*520,000 &

\$560,000

### Median sale price

(\*Delete house or unit as applicable)



### 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 |
|--|-----------|--------------|
| 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   |

