



STATEMENT OF INFORMATION

26 TIMBERTOP BOULEVARD, OFFICER, VIC 3809

PREPARED BY TROY FARRELL, LJ HOOKER PAKENHAM, PHONE: 0417 244 524

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 TIMBERTOP BOULEVARD, OFFICER,

 4  2  2

Indicative Selling Price

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

Price Range: \$675,000 to \$730,000

Provided by: Troy Farrell, LJ Hooker Pakenham

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$425,000

01 July 2016 to 30 June 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.



12 WINDSOR DR, BEACONSFIELD, VIC 3807

 4  2  2

Sale Price

***\$670,000**

Sale Date: 22/07/2017

Distance from Property: 1.2km



31 PORTCHESTER BVD, BEACONSFIELD, VIC

 4  2  2

Sale Price

***\$680,000**

Sale Date: 12/07/2017

Distance from Property: 1.6km



4 HARDWICK PL, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$725,000**

Sale Date: 09/06/2017

Distance from Property: 148m



This report has been compiled on 02/08/2017 by LJ Hooker Pakenham. Property Data Solutions Pty Ltd 2017 - 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

26 TIMBERTOP BOULEVARD, OFFICER, VIC 3809

Indicative selling price

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Price Range: \$675,000 to \$730,000

Median sale price

Median price \$425,000

House

Unit

Suburb

OFFICER

Period 01 July 2016 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
12 WINDSOR DR, BEACONSFIELD, VIC 3807	*\$670,000	22/07/2017
31 PORTCHESTER BVD, BEACONSFIELD, VIC 3807	*\$680,000	12/07/2017
4 HARDWICK PL, OFFICER, VIC 3809	*\$725,000	09/06/2017