# LJ Hooker

## STATEMENT OF INFORMATION

26 TIMBERTOP BOULEVARD, OFFICER, VIC 3809 PREPARED BY TROY FARRELL, LJ HOOKER PAKENHAM, PHONE: 0417 244 524

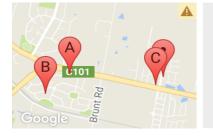
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#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### **MEDIAN SALE PRICE**



#### OFFICER, VIC, 3809

Suburb Median Sale Price (House)

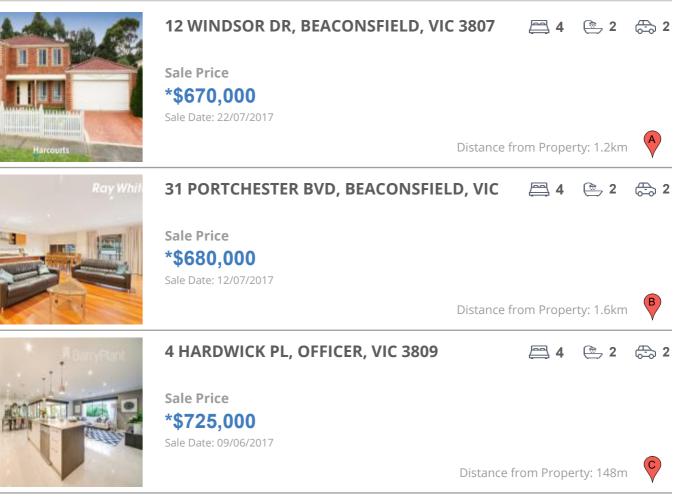
\$425,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

#### **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.



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

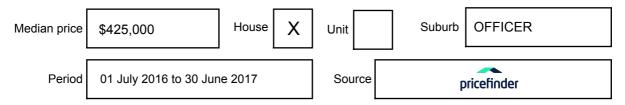
#### Indicative selling price

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

Price Range:

\$675,000 to \$730,000

#### Median sale price



#### **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

