

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

94 Dodson Road 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

\$305,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$342,000

Property type

Land

Suburb

Officer

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

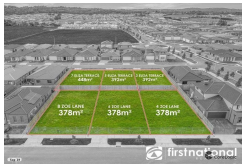
6 Zoe Lane Officer VIC 3809	\$310,000	30-Nov-19
3 Eliza Terrace Officer VIC 3809	\$320,000	21-Nov-19

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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### 6 Zoe Lane Officer VIC 3809

Sold Price **\$310,000** Sold Date **30-Nov-19**

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  - 
  -

Distance **0.29km**



### 3 Eliza Terrace Officer VIC 3809

Sold Price **\$320,000** Sold Date **21-Nov-19**

 5 
  2 
  -

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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