



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**285 Rix Road,  
OFFICER 3809**

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$470,000 - \$515,000**

### Median sale price

Median **House** for **OFFICER** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$550,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**12 Lexington Crescent,**  
Officer 3809

Price **\$485,000** Sold 12  
February 2018

**31 Fairweather Parade,**  
Officer 3809

Price **\$495,000** Sold 03  
January 2018

**51 Cherrington Avenue,**  
Officer 3809

Price **\$515,000** Sold 08  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Pakenham

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#### Contact agents



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