

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

1 HELLER ROAD 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Officer

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 MANHATTAN DRIVE OFFICER VIC 3809	\$879,000	04-Jul-23
22 MARY STREET OFFICER VIC 3809	\$851,000	19-Jun-23
8 GATSBY DRIVE OFFICER VIC 3809	\$865,000	03-Aug-23

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.~~

This Statement of Information was prepared on: 29 September 2023

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**5 MANHATTAN DRIVE OFFICER
VIC 3809**

4 2 2

Sold Price **\$879,000** Sold Date **04-Jul-23**

Distance **2.74km**

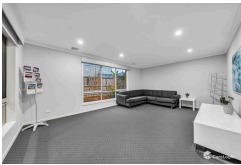


**22 MARY STREET OFFICER VIC
3809**

4 2 2

Sold Price ^{RS} **\$851,000** Sold Date **19-Jun-23**

Distance **0.97km**



**8 GATSBY DRIVE OFFICER VIC
3809**

4 2 2

Sold Price **\$865,000** Sold Date **03-Aug-23**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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