

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 OFFICEDALE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|--------------------------------------|-----------|-----------|
| 2 PEPPERMINT ROW OFFICER VIC 3809 | \$645,000 | 29-May-24 |
| 21 BIGGS DRIVE OFFICER VIC 3809 | \$640,000 | 07-Jun-24 |
| 37 HAMMOND CRESCENT OFFICER VIC 3809 | \$585,000 | 26-Mar-24 |

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: 17 June 2024

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2 PEPPERMINT ROW OFFICER VIC 3809

Sold Price

^{RS} **\$645,000**

Sold Date **29-May-24**

 3
  2
  2

Distance **0.33km**



21 BIGGS DRIVE OFFICER VIC 3809

Sold Price

^{RS} **\$640,000**

Sold Date **07-Jun-24**

 3
  2
  2

Distance **1.21km**



37 HAMMOND CRESCENT OFFICER VIC 3809

Sold Price

\$585,000

Sold Date **26-Mar-24**

 3
  2
  2

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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