

## 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

13 ARENA PARADE 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

or range  
between

\$760,000

&

\$836,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2022

to

31 Jul 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 GALLE AVENUE OFFICER VIC 3809	\$865,000	14-Apr-23
42 ARENA PARADE OFFICER VIC 3809	\$774,000	14-Apr-23
14 ROSE GARDEN AVENUE OFFICER VIC 3809	\$785,000	13-Jun-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: 24 August 2023

Matt Clark- DIRECTOR

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**5 GALLE AVENUE OFFICER VIC 3809**

 4
  2
  2

Sold Price

**\$865,000**

Sold Date

**14-Apr-23**

Distance

**0.12km**



**42 ARENA PARADE OFFICER VIC 3809**

 4
  2
  2

Sold Price

**\$774,000**

Sold Date

**14-Apr-23**

Distance

**0.2km**



**14 ROSE GARDEN AVENUE OFFICER VIC 3809**

 4
  2
  2

Sold Price

**\$785,000**

Sold Date

**13-Jun-23**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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