

## 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

14 JOMON WAY 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

\$785,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2023

to

31 Mar 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

5 WEATHERBY AVENUE OFFICER VIC 3809	\$860,000	04-Mar-24
18 PENSHURST CRESCENT OFFICER VIC 3809	\$840,000	26-Feb-24
8 OROS WAY OFFICER VIC 3809	\$788,000	29-Oct-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: 02 April 2024



**5 WEATHERBY AVENUE OFFICER  
VIC 3809**

4 2 2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date **04-Mar-24**

Distance **0.7km**



**18 PENSURST CRESCENT  
OFFICER VIC 3809**

4 2 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **26-Feb-24**

Distance **0.77km**



**8 OROS WAY OFFICER VIC 3809**

4 2 2

Sold Price

**\$788,000**

Sold Date **29-Oct-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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