

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

15 BLOSSOM STREET 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,500

Property type

Land

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

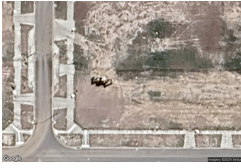
Date of sale

LOT 648 TULK STREET OFFICER VIC 3809	\$482,000	11-Dec-23
LOT 666 LECKY ROAD OFFICER VIC 3809	\$475,100	24-Jun-22
14 CHARMING LOOP OFFICER VIC 3809	\$470,000	17-Mar-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: 17 June 2024



**LOT 648 TULK STREET OFFICER
VIC 3809**

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Sold Price **\$482,000** Sold Date **11-Dec-23**

Distance **0.09km**

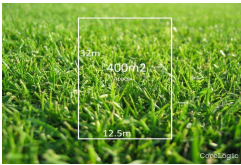


**LOT 666 LECKY ROAD OFFICER
VIC 3809**

- - -

Sold Price **\$475,100** Sold Date **24-Jun-22**

Distance **0.2km**



**14 CHARMING LOOP OFFICER VIC
3809**

4 2 -

Sold Price **\$470,000** Sold Date **17-Mar-23**

Distance **2.84km**

RS = Recent sale UN = Undisclosed Sale

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