

## 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

16 KADUNA DRIVE OFFICER SOUTH 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

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Officer South

Period-from

01 Dec 2022

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 14 KADUNA DRIVE OFFICER SOUTH VIC 3809 | \$804,000 | 19-Oct-23 |
| 13 SAFFRON AVENUE OFFICER VIC 3809     | \$770,007 | 20-Nov-23 |
| 24 RURAL ROAD OFFICER SOUTH VIC 3809   | \$835,000 | 20-Sep-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: 01 December 2023

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**14 KADUNA DRIVE OFFICER SOUTH VIC 3809**

 4  2  2

Sold Price

<sup>RS</sup> **\$804,000**

Sold Date

**19-Oct-23**

Distance

**0.02km**



**13 SAFFRON AVENUE OFFICER VIC 3809**

 3  2  2

Sold Price

<sup>RS</sup> **\$770,007**

Sold Date

**20-Nov-23**

Distance

**1.73km**



**24 RURAL ROAD OFFICER SOUTH VIC 3809**

 4  2  2

Sold Price

**\$835,000**

Sold Date

**20-Sep-23**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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