

## 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

18 OROS 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2023

to

30 Jun 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

8 OROS WAY OFFICER VIC 3809	\$788,000	29-Oct-23
14 TANIA WAY OFFICER VIC 3809	\$792,000	28-Sep-23
22 CURVED TRUNK ROAD OFFICER VIC 3809	\$780,000	12-Apr-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: 10 July 2024



**8 OROS WAY OFFICER VIC 3809** Sold Price **\$788,000** Sold Date **29-Oct-23**  
Distance **0.07km**

 4  2  2



**14 TANIA WAY OFFICER VIC 3809** Sold Price **\$792,000** Sold Date **28-Sep-23**  
Distance **0.09km**

 4  2  2



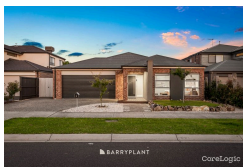
**22 CURVED TRUNK ROAD OFFICER VIC 3809** Sold Price **\$780,000** Sold Date **12-Apr-24**  
Distance **0.17km**

 4  2  2



**19 JANICE STREET OFFICER VIC 3809** Sold Price **\$812,000** Sold Date **17-Apr-24**  
Distance **0.32km**

 4  2  2



**9 LEXINGTON CRESCENT OFFICER VIC 3809** Sold Price **\$840,000** Sold Date **02-Dec-23**  
Distance **0.44km**

 4  2  -

RS = Recent sale      UN = Undisclosed Sale

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