

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19 GENE DRIVE, OFFICER, VIC 3809**

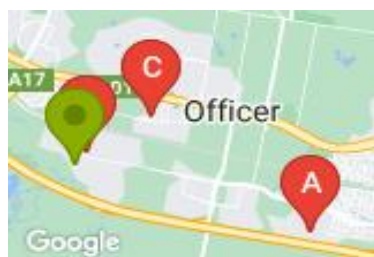
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$700,000 to \$770,000**

Provided by: Ray White Pakenham , Ray White Corporate Default

MEDIAN SALE PRICE

**OFFICER, VIC, 3809**

Suburb Median Sale Price (House)

\$735,000

01 July 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**130 MARY ST, OFFICER, VIC 3809**

4
 2
 2

Sale Price

***\$812,500**

Sale Date: 31/01/2024

Distance from Property: 3.2km

**23 MILLICENT PDE, OFFICER, VIC 3809**

4
 2
 2

Sale Price

***\$780,000**

Sale Date: 21/12/2023

Distance from Property: 251m

**5 WEIR TCE, OFFICER, VIC 3809**

4
 2
 2

Sale Price

***\$730,000**

Sale Date: 06/02/2024

Distance from Property: 1.2km



This report has been compiled on 26/02/2024 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

19 GENE DRIVE, OFFICER, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$700,000 to \$770,000

Median sale price

Median price

\$735,000

Property type

House

Suburb

OFFICER

Period

01 July 2023 to 31 December 2023

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

130 MARY ST, OFFICER, VIC 3809	*\$812,500	31/01/2024
23 MILLICENT PDE, OFFICER, VIC 3809	*\$780,000	21/12/2023
5 WEIR TCE, OFFICER, VIC 3809	*\$730,000	06/02/2024

This Statement of Information was prepared on:

26/02/2024