

## 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

21 FLAXLILLY CRESCENT 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

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,000

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

15 TAGORE WALK OFFICER VIC 3809	\$605,000	20-May-24
28 OLD TRAFFORD WAY OFFICER VIC 3809	\$620,000	01-May-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: 09 July 2024

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**15 TAGORE WALK OFFICER VIC 3809**

Sold Price

**\$605,000**Sold Date **20-May-24**

3 2 2

Distance **0.66km****28 OLD TRAFFORD WAY OFFICER VIC 3809**

Sold Price

**\$620,000**Sold Date **01-May-24**

3 2 2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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