

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 LINCOLN AVENUE 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

or range
between

\$869,000

&

\$919,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 May 2023

to

30 Apr 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 POPPINS LOOP OFFICER VIC 3809	\$886,500	04-Dec-23
252 PINK HILL BOULEVARD OFFICER VIC 3809	\$910,000	14-Feb-24
71 JERSEY CRESCENT OFFICER VIC 3809	\$910,000	27-Mar-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: 1 May 2024

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**8 POPPINS LOOP OFFICER VIC
3809**

4 2 2

Sold Price

\$886,500

Sold Date **04-Dec-23**

Distance

1.4km



**252 PINK HILL BOULEVARD
OFFICER VIC 3809**

4 2 2

Sold Price

\$910,000

Sold Date **14-Feb-24**

Distance

1.65km



**71 JERSEY CRESCENT OFFICER VIC
3809**

4 2 2

Sold Price

^{RS} **\$910,000**

Sold Date **27-Mar-24**

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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