

# 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 Lot 210 Craft Street Officer 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price \$720,000 Property type House Suburb Officer  
Period - From 09/22 to 08/23 Source Realestate.com.au

### 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
1 Clearfell St Officer	\$405,000	05/09/23
2 Lot 4 Putrino Ave Officer	\$435,000	14/08/23
3 21 Eliza Terrace Officer	\$352,000	19/12/23

This Statement of Information was prepared on: 11/03/2024