

## 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

39 ADLER STREET 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

\$415,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Land

Suburb

Officer

Period-from

01 Aug 2022

to

31 Jul 2023

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

7 BAYSTONE WAY OFFICER VIC 3809	\$450,000	03-Nov-22
95 BAYVIEW ROAD OFFICER VIC 3809	\$474,000	02-Jul-22
8 BANYALLA DRIVE OFFICER VIC 3809	\$464,000	04-Feb-23

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: 31 August 2023

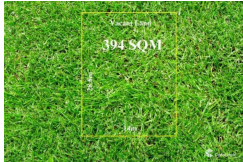


**7 BAYSTONE WAY OFFICER VIC 3809**

Sold Price **\$450,000** Sold Date **03-Nov-22**

- - -

Distance **0.14km**



**95 BAYVIEW ROAD OFFICER VIC 3809**

Sold Price **\$474,000** Sold Date **02-Jul-22**

- - -

Distance **0.3km**



**8 BANYALLA DRIVE OFFICER VIC 3809**

Sold Price **\$464,000** Sold Date **04-Feb-23**

- - -

Distance **2.15km**



**16 FRANCESCA STREET OFFICER VIC 3809**

Sold Price **\$469,000** Sold Date **22-Mar-22**

- - -

Distance **1.96km**



**30 BANYALLA DRIVE OFFICER VIC 3809**

Sold Price **\$439,000** Sold Date **28-Feb-22**

- - 2

Distance **2.29km**

RS = Recent sale

UN = Undisclosed Sale

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