

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 43 Dangelo Avenue 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 \$670,000 & \$700,000

**Median sale price**

Median price \$720,000 Property type House Suburb Officer

Period - From May 2023 to April 2024 Source PropTrack Australia

**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 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 33 Kallista Circuit Officer	\$670,000	10/05/2024
2 17 Melville Road Officer	\$665,000	15/03/2024
3 6 Moorcroft Terrace Officer	\$670,000	07/02/2024

**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 six months.

This Statement of Information was prepared on: 21/05/2024