

## 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

47 GRANDVUE BOULEVARD 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2023

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 18 DAVIDSON STREET PAKENHAM VIC 3810    | \$840,000 | 22-Apr-24 |
| 13 SILVERLEAF CRESCENT OFFICER VIC 3809 | \$810,000 | 12-Jan-24 |
| 8 SILVERLEAF CRESCENT OFFICER VIC 3809  | \$840,000 | 28-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: 24 April 2024

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**18 DAVIDSON STREET PAKENHAM  
VIC 3810**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**22-Apr-24** 4  2  2

Distance

**0.58km****13 SILVERLEAF CRESCENT  
OFFICER VIC 3809**

Sold Price

**\$810,000**

Sold Date

**12-Jan-24** 4  2  2

Distance

**1.15km****8 SILVERLEAF CRESCENT OFFICER  
VIC 3809**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**28-Mar-24** 4  2  2

Distance

**1.21km****RS** = Recent sale**UN** = Undisclosed Sale

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