

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

5 CHANDLER STREET 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2023

to

31 May 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 PETWORTH RISE OFFICER VIC 3809	\$1,075,000	16-Jan-24
61 BURGESS AVENUE OFFICER VIC 3809	\$1,050,000	19-Dec-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: 12 June 2024



**18 PETWORTH RISE OFFICER VIC
3809**

Sold Price

\$1,075,000

Sold Date

16-Jan-24

 4  2  2

Distance

0.5km



**61 BURGESS AVENUE OFFICER VIC
3809**

Sold Price

\$1,050,000

Sold Date

19-Dec-23

 4  2  2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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