

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 ORRONG DRIVE 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

\$665,000

&

\$730,000

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

3 ECOLOGY CRESCENT OFFICER VIC 3809	\$716,000	15-Apr-24
69 KENNETH ROAD OFFICER VIC 3809	\$710,000	06-Mar-24
3 SOMERSET STREET OFFICER VIC 3809	\$710,000	21-May-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: 18 June 2024

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**3 ECOLOGY CRESCENT OFFICER
VIC 3809**

4 2 2

Sold Price

\$716,000

Sold Date

15-Apr-24

Distance

1.02km



**69 KENNETH ROAD OFFICER VIC
3809**

4 2 2

Sold Price

\$710,000

Sold Date

06-Mar-24

Distance

0.73km



**3 SOMERSET STREET OFFICER VIC
3809**

4 2 2

Sold Price

^{RS} **\$710,000**

Sold Date

21-May-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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