

# 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

51 HEFFERMAN DRIVE 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,500

Property type

Land

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

13 BOOTLACE ROAD OFFICER VIC 3809	\$450,000	30-Apr-24
33 CAESAR STREET OFFICER VIC 3809	\$433,000	25-Mar-24
25 CLUBRUSH GROVE OFFICER VIC 3809	\$422,000	28-Jan-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: 26 June 2024



13 BOOTLACE ROAD OFFICER VIC 3809 Sold Price \$450,000 Sold Date 30-Apr-24  
 4 2 2 Distance 0.04km



33 CAESAR STREET OFFICER VIC 3809 Sold Price \$433,000 Sold Date 25-Mar-24  
 - - - Distance 1.29km



25 CLUBBRUSH GROVE OFFICER VIC 3809 Sold Price \$422,000 Sold Date 28-Jan-24  
 3 2 2 Distance 1.29km

RS= Recent sale

UN= Undisclosed Sale

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