

## 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

52 MAJESTIC 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2023

to

30 Jun 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 EASTBOURNE CRESCENT OFFICER VIC 3809	\$1,050,000	17-Nov-23
42 MAJESTIC DRIVE OFFICER VIC 3809	\$990,000	23-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.

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**3 EASTBOURNE CRESCENT  
OFFICER VIC 3809**

 4  
  2  
  3

Sold Price     **\$1,050,000**    Sold Date    **17-Nov-23**

Distance     **0.78km**



**42 MAJESTIC DRIVE OFFICER VIC  
3809**

 4  
  2  
  2

Sold Price     **\$990,000**    Sold Date    **23-Mar-24**

Distance     **0.1km**

RS = Recent sale     UN = Undisclosed Sale

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