

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 63 Jersey Crescent, Officer, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$875,000

&

\$960,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Officer (3809)

Period - From

01/04/2023

to

31/03/2024

Source

REA

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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
12 HEDGEVALE DRIVE, OFFICER VIC 3809	\$910,000	21/03/2024
20 JASMINE GROVE, OFFICER VIC 3809	\$875,000	19/03/2024
71 JERSEY CRESCENT, OFFICER VIC 3809	\$910,000	27/03/2024

This Statement of Information was prepared on: 05/04/2024