

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

8 LORDS LANE 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,825

Property type

Unit

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

29 OFFICEDALE ROAD OFFICER VIC 3809	\$652,000	19-Feb-24
21 BIGGS DRIVE OFFICER VIC 3809	\$640,000	07-Jun-24
2 PEPPERMINT ROW OFFICER VIC 3809	\$645,000	29-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: 24 June 2024

AREASPECIALIST

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**29 OFFICEDALE ROAD OFFICER
VIC 3809**

Sold Price

\$652,000

Sold Date

19-Feb-24

 3  2  2

Distance

0.74km



21 BIGGS DRIVE OFFICER VIC 3809

Sold Price

^{RS}

\$640,000

Sold Date

07-Jun-24

 3  2  2

Distance

0.75km



**2 PEPPERMINT ROW OFFICER VIC
3809**

Sold Price

^{RS}

\$645,000

Sold Date

29-May-24

 3  2  2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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