

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 OROS WAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2022

to

31 Jul 2023

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

7 BROOK WAY OFFICER VIC 3809	\$800,000	31-May-23
35 CURVED TRUNK ROAD OFFICER VIC 3809	\$750,000	16-Mar-23
23 JASPER WAY OFFICER VIC 3809	\$800,000	10-May-23

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: 09 August 2023



7 BROOK WAY OFFICER VIC 3809 Sold Price **\$800,000** Sold Date **31-May-23**

 4  2  2

Distance **0.03km**



35 CURVED TRUNK ROAD OFFICER VIC 3809 Sold Price **\$750,000** Sold Date **16-Mar-23**

 4  2  2

Distance **0.09km**



23 JASPER WAY OFFICER VIC 3809 Sold Price **\$800,000** Sold Date **10-May-23**

 4  2  2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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