

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 SNICKET CRESCENT 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 May 2023

to

30 Apr 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

4 KALLISTA CIRCUIT OFFICER VIC 3809	\$707,000	24-Dec-23
18 MESSMATE STREET OFFICER VIC 3809	\$690,000	23-Nov-23
15 CLARA DRIVE OFFICER VIC 3809	\$702,500	08-Dec-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: 16 May 2024

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4 KALLISTA CIRCUIT OFFICER VIC 3809

Sold Price

\$707,000

Sold Date **24-Dec-23**

4 2 2

Distance **0.83km**



18 MESSMATE STREET OFFICER VIC 3809

Sold Price

\$690,000

Sold Date **23-Nov-23**

4 2 2

Distance **1.06km**



15 CLARA DRIVE OFFICER VIC 3809

Sold Price

\$702,500

Sold Date **08-Dec-23**

4 2 2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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