

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

9 DAKOTA STREET 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Officer

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|-------------------------------------|-----------|-----------|
| 19 DAKOTA STREET OFFICER VIC 3809 | \$600,000 | 13-Oct-23 |
| 16 MESSMATE STREET OFFICER VIC 3809 | \$670,000 | 30-Oct-23 |
| 1 HAROLD STREET OFFICER VIC 3809 | \$622,000 | 15-Nov-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: 29 January 2024



19 DAKOTA STREET OFFICER VIC 3809

 3  2  2

Sold Price

\$600,000

Sold Date

13-Oct-23

Distance

0.05km



16 MESSMATE STREET OFFICER VIC 3809

 3  2  2

Sold Price

\$670,000

Sold Date

30-Oct-23

Distance

0.55km



1 HAROLD STREET OFFICER VIC 3809

 3  2  2

Sold Price

^{RS} **\$622,000**

Sold Date

15-Nov-23

Distance

3.7km

RS = Recent sale

UN = Undisclosed Sale

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