

## 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

95 CENTENARY BOULEVARD OFFICER SOUTH VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,500

Property type

House

Suburb

Officer South

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

6 ALBUS CRESCENT OFFICER VIC 3809	\$805,000	31-May-23
30 FLANAGAN AVENUE OFFICER VIC 3809	\$800,000	07-Aug-23
81 KADUNA DRIVE OFFICER SOUTH VIC 3809	\$790,000	28-Mar-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: 18 August 2023

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**6 ALBUS CRESCENT OFFICER VIC 3809**

Sold Price

**\$805,000**

Sold Date

**31-May-23**

4 2 2

Distance

**2.2km**



**30 FLANAGAN AVENUE OFFICER VIC 3809**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**07-Aug-23**

4 2 2

Distance

**1.87km**



**81 KADUNA DRIVE OFFICER SOUTH VIC 3809**

Sold Price

**\$790,000**

Sold Date

**28-Mar-23**

4 2 2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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