

## 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

22 HEYTESBURY DRIVE 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

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer South

Period-from

01 Jul 2021

to

30 Jun 2022

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

2 ACCORD AVENUE OFFICER VIC 3809	\$1,060,000	04-Jun-21
8 LUCY CRESCENT OFFICER VIC 3809	\$760,000	10-Mar-21
9 AUSTEN AVENUE OFFICER VIC 3809	\$770,000	18-Jun-21

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.~~

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## 2 ACCORD AVENUE OFFICER VIC 3809

Sold Price **\$1,060,000** Sold Date **04-Jun-21**

 4  2  2

Distance -



## 8 LUCY CRESCENT OFFICER VIC 3809

Sold Price **\$760,000** Sold Date **10-Mar-21**

 4  2  2

Distance -



## 9 AUSTEN AVENUE OFFICER VIC 3809

Sold Price **\$770,000** Sold Date **18-Jun-21**

 4  2  2

Distance -

RS = Recent sale UN = Undisclosed Sale

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