

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

30 Newcastle Drive 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

\$510,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

Officer

Period-from

01 Apr 2020

to

31 Mar 2021

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 Everton Street Officer VIC 3809	\$525,000	23-Feb-21
30 Viridian Avenue Officer VIC 3809	\$540,000	12-Mar-21
14 Longmeadow Road Officer VIC 3809	\$525,000	03-Feb-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 Everton Street Officer VIC 3809

Sold Price

\$525,000

Sold Date

23-Feb-21

3

2

2

Distance

0.04km



30 Viridian Avenue Officer VIC 3809

Sold Price

^{RS} **\$540,000**

Sold Date

12-Mar-21

3

2

2

Distance

0.66km



14 Longmeadow Road Officer VIC 3809

Sold Price

\$525,000

Sold Date

03-Feb-21

3

2

2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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