

## 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

2 TOPAL DRIVE OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2022

to

31 Jan 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

7/11 HOWQUA PLACE PAKENHAM VIC 3810	\$511,900	30-Jan-23
25 CURRAN DRIVE OFFICER VIC 3809	\$530,000	31-Jan-23
2 ACORN LANE PAKENHAM VIC 3810	\$562,000	23-Nov-22

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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**7/11 HOWQUA PLACE PAKENHAM  
VIC 3810**

Sold Price

<sup>RS</sup>

**\$511,900**

Sold Date

**30-Jan-23**



3



2



2

Distance

**1.83km**



**25 CURRAN DRIVE OFFICER VIC  
3809**

Sold Price

<sup>RS</sup>

**\$530,000**

<sup>UN</sup>

Sold Date

**31-Jan-23**



3



2



2

Distance

**0.93km**



**2 ACORN LANE PAKENHAM VIC  
3810**

Sold Price

**\$562,000**

Sold Date

**23-Nov-22**



3



2



2

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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