

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

4 MISTOVER GROVE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Mar 2022

to

28 Feb 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

17 CHISWICK STREET OFFICER VIC 3809	\$801,500	28-Sep-22
17 BOWOOD STREET OFFICER VIC 3809	\$815,000	28-Sep-22
6 ELLEN WAY OFFICER VIC 3809	\$800,000	25-Oct-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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17 CHISWICK STREET OFFICER VIC 3809 Sold Price **\$801,500** Sold Date **28-Sep-22**

 4  2  2

Distance **0.35km**



17 BOWOOD STREET OFFICER VIC 3809 Sold Price **\$815,000** Sold Date **28-Sep-22**

 3  2  2

Distance **0.38km**



6 ELLEN WAY OFFICER VIC 3809 Sold Price **\$800,000** Sold Date **25-Oct-22**

 4  2  2

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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