

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

381 RIX ROAD 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Officer

Period-from

01 Jul 2022

to

30 Jun 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

391 RIX ROAD OFFICER VIC 3809	\$652,000	20-Jun-23
41 STANLEY DRIVE OFFICER VIC 3809	\$655,000	07-Apr-23
15 PIONEER WAY OFFICER VIC 3809	\$660,000	16-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.~~

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Liza Hickey
P 5941 1977
M 0481 185 038
E lhickey@barryplant.com.au



391 RIX ROAD OFFICER VIC 3809

Sold Price

^{RS}

\$652,000

Sold Date

20-Jun-23

 4  2  2

Distance

0.05km



41 STANLEY DRIVE OFFICER VIC 3809

Sold Price

\$655,000

Sold Date

07-Apr-23

 3  2  2

Distance

0.42km



15 PIONEER WAY OFFICER VIC 3809

Sold Price

\$660,000

Sold Date

16-Mar-23

 3  2  2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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