

## 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

16 ZARA COURT OFFICER 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Officer

Period-from

01 Mar 2024

to

28 Feb 2025

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

11 TOPAL DRIVE OFFICER VIC 3809	\$539,000	11-Mar-25
11 LUELLA LANE PAKENHAM VIC 3810	\$510,000	16-Nov-24
9 HEDGE PLACE PAKENHAM VIC 3810	\$510,000	20-Jan-25

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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**11 TOPAL DRIVE OFFICER VIC 3809** Sold Price <sup>RS</sup> **\$539,000** Sold Date **11-Mar-25**

3 3 2

Distance **0km**



**11 LUELLA LANE PAKENHAM VIC 3810** Sold Price **\$510,000** Sold Date **16-Nov-24**

3 2 2

Distance **0.37km**



**9 HEDGE PLACE PAKENHAM VIC 3810** Sold Price Sold Date **20-Jan-25**

3 2 2

Distance **0.46km**

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

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