

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

11 SOPHIA STREET 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

\$599,999

\$659,998

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Officer

Period-from

01 Dec 2022

to

30 Nov 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

6 SOPHIA STREET OFFICER VIC 3809	\$700,000	15-Sep-23
7 ADDISON CLOSE OFFICER VIC 3809	\$690,000	24-Oct-23
10 KIPLING DRIVE OFFICER VIC 3809	\$690,000	29-Jul-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.~~

This Statement of Information was prepared on: 22 December 2023

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6 SOPHIA STREET OFFICER VIC
3809

4 2 2

Sold Price

\$700,000

Sold Date

15-Sep-23

Distance

0.05km



7 ADDISON CLOSE OFFICER VIC
3809

4 2 2

Sold Price

^{RS} \$690,000

Sold Date

24-Oct-23

Distance

1.23km



10 KIPLING DRIVE OFFICER VIC
3809

4 2 2

Sold Price

\$690,000

Sold Date

29-Jul-23

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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