

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

9 TARKINE 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Officer

Period-from

01 Dec 2023

to

30 Nov 2024

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

47 DANGELO AVENUE OFFICER VIC 3809	\$388,000	26-Feb-24
238 PRIMROSE AVENUE OFFICER VIC 3809	\$380,000	06-Mar-24

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: 05 December 2024

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**47 DANGELO AVENUE OFFICER
VIC 3809**

3 2 2

Sold Price

\$388,000

Sold Date **26-Feb-24**

Distance **0.46km**



**238 PRIMROSE AVENUE OFFICER
VIC 3809**

- - 2

Sold Price

\$380,000

Sold Date **06-Mar-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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