

## 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 Harmony Place 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

\$695,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Land

Suburb

Officer

Period-from

01 Jun 2020

to

31 May 2021

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

23 Joanne Way Officer VIC 3809	\$721,000	15-Mar-21
5 Dana Street Officer VIC 3809	\$740,000	07-Jan-21
8 Montalto Drive Pakenham VIC 3810	\$760,000	09-Mar-21

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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**23 Joanne Way Officer VIC 3809**

Sold Price

**\$721,000**

Sold Date

**15-Mar-21**

 4  2  2

Distance

**0.16km**



**5 Dana Street Officer VIC 3809**

Sold Price

**\$740,000**

Sold Date

**07-Jan-21**

 4  2  2

Distance

**0.29km**



**8 Montalto Drive Pakenham VIC 3810**

Sold Price

**\$760,000**

Sold Date

**09-Mar-21**

 4  2  2

Distance

**2.25km**

RS = Recent sale

UN = Undisclosed Sale

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