

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

21 Kiama 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2019

to

31 May 2020

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

3 Eastbourne Crescent Officer VIC 3809	\$721,000	22-Oct-19
41 Kiama Street Officer VIC 3809	\$695,000	07-Dec-19
31 Grandvue Boulevard Officer VIC 3809	\$678,000	29-Jan-20

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: 02 June 2020



3 Eastbourne Crescent Officer VIC 3809

Sold Price

\$721,000

Sold Date

22-Oct-19

 4  2  4

Distance

0.09km



41 Kiama Street Officer VIC 3809

Sold Price

\$695,000

Sold Date

07-Dec-19

 4  2  2

Distance

0.3km



31 Grandvue Boulevard Officer VIC 3809

Sold Price

\$678,000

Sold Date

29-Jan-20

 4  2  2

Distance

0.43km



8 Majestic Drive Officer VIC 3809

Sold Price

\$657,500

Sold Date

21-Oct-19

 4  2  2

Distance

0.5km



17 Grattan Way Pakenham VIC 3810

Sold Price

\$655,000

Sold Date

20-Nov-19

 4  2  2

Distance

0.56km



9 Grattan Way Pakenham VIC 3810

Sold Price

\$625,000

Sold Date

18-Nov-19

 4  2  2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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64 Majestic Drive Officer VIC 3809 Sold Price **\$700,000** Sold Date **31-Oct-19**

 4  2  1

Distance **0.64km**



12 Renam Street Pakenham VIC 3810 Sold Price **\$641,000** Sold Date **27-Aug-19**

 4  2  2

Distance **0.76km**



12 Berringarra Road Officer VIC 3809 Sold Price **\$600,000** Sold Date **20-Dec-19**

 4  2  2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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