

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

5 HARMONY PLACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2023

to

30 Sep 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

2 ARISTOTLE WAY OFFICER VIC 3809	767000	25-Jun-24
29 BRIDGE ROAD OFFICER VIC 3809	780000	30-Aug-24
17 HARMONY PLACE OFFICER VIC 3809	770000	15-May-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: 29 October 2024



2 ARISTOTLE WAY OFFICER VIC 3809

4 2 2

Sold Price

767000

Sold Date **25-Jun-24**

Distance **1.09km**



29 BRIDGE ROAD OFFICER VIC 3809

4 2 2

Sold Price

^{RS} **780000**

Sold Date **30-Aug-24**

Distance **0.58km**



17 HARMONY PLACE OFFICER VIC 3809

4 2 2

Sold Price

770000

Sold Date **15-May-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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