

## 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

LOT 932 ,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

\$509,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Land

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

7 BLOSSOM STREET OFFICER VIC 3809	\$494,200	11-Apr-24
35 TULK STREET OFFICER VIC 3809	\$552,000	20-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: 04 October 2024



**7 BLOSSOM STREET OFFICER VIC  
3809**

Sold Price

**\$494,200**

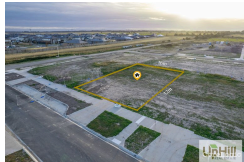
Sold Date

**11-Apr-24**

 4  2  -

Distance

**0.06km**



**35 TULK STREET OFFICER VIC  
3809**

Sold Price

**\$552,000**

Sold Date

**20-Mar-24**

 -  -  -

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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