

## 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

35 OFFICEDALE ROAD OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2023

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 94 MAJESTIC DRIVE OFFICER VIC 3809   | \$710,000 | 25-Jun-24 |
| 32 SAFFRON AVENUE OFFICER VIC 3809   | \$700,000 | 18-Jun-24 |
| 4 CRANBROOK CIRCUIT OFFICER VIC 3809 | \$688,000 | 17-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.~~

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**94 MAJESTIC DRIVE OFFICER VIC 3809**

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**25-Jun-24**

 4  2  2

Distance

**0.46km**



**32 SAFFRON AVENUE OFFICER VIC 3809**

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**18-Jun-24**

 4  2  2

Distance

**0.86km**



**4 CRANBROOK CIRCUIT OFFICER VIC 3809**

Sold Price

**\$688,000**

Sold Date

**17-May-24**

 4  2  2

Distance

**0.88km**



**69 KENNETH ROAD OFFICER VIC 3809**

Sold Price

**\$710,000**

Sold Date

**06-Mar-24**

 4  2  2

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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