

## 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

6 WATERIBBON ROAD 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,500

Property type

Land

Suburb

Officer

Period-from

01 Feb 2024

to

31 Jan 2025

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

LOT 3306 HATTER MEWS OFFICER VIC 3809	\$445,000	01-Nov-24
5 TWIGGY STREET OFFICER VIC 3809	\$452,500	03-Sep-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: 24 February 2025

**LOT 3306 HATTER MEWS OFFICER  
VIC 3809**

Sold Price

**\$445,000**

Sold Date

**01-Nov-24** -  -  -

Distance

**0.75km****5 TWIGGY STREET OFFICER VIC  
3809**

Sold Price

**\$452,500**

Sold Date

**03-Sep-24** 4  2  2

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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