

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 30 Flanagan Avenue, Officer, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$750,000

&

\$820,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Officer (3809)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 BROOK WAY, OFFICER VIC 3809	\$800,000	19/06/2023
23 JASPER WAY, OFFICER VIC 3809	\$800,000	09/06/2023
4 ALTERA CRESCENT, OFFICER VIC 3809	\$808,000	14/12/2022

This Statement of Information was prepared on: 03/07/2023