

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

95 SKYLINE DRIVE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,500

Property type

Land

Suburb

Officer

Period-from

01 Mar 2024

to

28 Feb 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

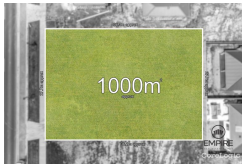
439 BROWN ROAD OFFICER VIC 3809	\$700,000	16-Mar-24
LOT 769 CHARMING LOOP OFFICER VIC 3809	\$745,000	22-Aug-24
3 FRASER DALEY COURT BEACONSFIELD VIC 3807	\$730,000	18-Apr-24

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: 03 March 2025

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439 BROWN ROAD OFFICER VIC 3809

Sold Price **\$700,000** Sold Date **16-Mar-24**

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Distance **1.34km**

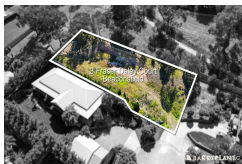


LOT 769 CHARMING LOOP OFFICER VIC 3809

Sold Price **\$745,000** Sold Date **22-Aug-24**

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Distance **3.3km**



3 FRASER DALEY COURT BEACONSFIELD VIC 3807

Sold Price **\$730,000** Sold Date **18-Apr-24**

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Distance **4.32km**

RS = Recent sale **UN** = Undisclosed Sale

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