

## 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

52 HEATHCOTE GROVE 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

\$730,000

&

\$803,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Land

Suburb

Officer

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 32 MILLICENT PARADE OFFICER VIC 3809 | \$750,000 | 01-Apr-23 |
| 9 CLEARFELL STREET OFFICER VIC 3809  | \$780,000 | 28-Apr-23 |
| 19 CASUARINA ROAD OFFICER VIC 3809   | \$795,000 | 21-Mar-23 |

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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### 32 MILLICENT PARADE OFFICER VIC 3809

 4  2  2

Sold Price

**\$750,000**

Sold Date

**01-Apr-23**

Distance

**1.32km**



### 9 CLEARFELL STREET OFFICER VIC 3809

 4  2  2

Sold Price

**\$780,000**

Sold Date

**28-Apr-23**

Distance

**0.74km**



### 19 CASUARINA ROAD OFFICER VIC 3809

 4  2  2

Sold Price

**\$795,000**

Sold Date

**21-Mar-23**

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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