

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

3 Goodenia Street 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2020

to

30 Sep 2021

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

1 Rush Lily Drive Officer VIC 3809	\$752,000	23-Sep-21
5 Egerton Street Officer VIC 3809	\$738,000	06-Apr-21
20 Accord Avenue Officer VIC 3809	\$765,000	21-Jun-21

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: 04 October 2021

Liza Hickey
P 5941 1977
M 0481 185 038
E lhickey@barryplant.com.au



1 Rush Lily Drive Officer VIC 3809

Sold Price

^{RS}

\$752,000

Sold Date

23-Sep-21



4



2



2

Distance

0.16km



5 Egerton Street Officer VIC 3809

Sold Price

\$738,000

Sold Date

06-Apr-21



4



2



2

Distance

0.92km



20 Accord Avenue Officer VIC 3809

Sold Price

\$765,000

Sold Date

21-Jun-21



4



2



-

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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