

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

5 ADDISON CLOSE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2021

to

30 Nov 2022

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

6 HAMMERWOOD GREEN BEACONSFIELD VIC 3807	\$750,000	12-Jul-22
14B BAYVIEW ROAD OFFICER VIC 3809	\$680,000	07-Jul-22
14 GRACE STREET OFFICER VIC 3809	\$650,000	07-Oct-22

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: 01 December 2022



**6 HAMMERWOOD GREEN
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

\$750,000

Sold Date

12-Jul-22

Distance

1.05km



**14B BAYVIEW ROAD OFFICER VIC
3809**

 4  2  2

Sold Price

\$680,000

Sold Date

07-Jul-22

Distance

1.17km



**14 GRACE STREET OFFICER VIC
3809**

 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

07-Oct-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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