

## 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

21 Curran Drive Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 35 Rush Lily Drive Officer VIC 3809 | \$470,000 | 29-May-20 |
| 8 Manna Row Officer VIC 3809        | \$505,000 | 05-Mar-20 |
| 57 Botanic Drive Pakenham VIC 3810  | \$521,000 | 19-Jun-20 |

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: 17 July 2020



**35 Rush Lily Drive Officer VIC 3809** Sold Price **\$470,000** Sold Date **29-May-20**

 3  2  2

Distance **0.33km**



**8 Manna Row Officer VIC 3809** Sold Price **\$505,000** Sold Date **05-Mar-20**

 3  2  2

Distance **0.7km**



**57 Botanic Drive Pakenham VIC 3810** Sold Price **\$521,000** Sold Date **19-Jun-20**

 3  2  2

Distance **1.02km**

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

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