

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

25 Nolan Crescent, Officer Vic 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$680,000

Median sale price

Median price \$737,500

Property Type House

Suburb Officer

Period - From 01/01/2023

to

31/03/2023

Source REIV

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 six 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	8 Emaleigh CI OFFICER 3809	\$720,000	22/02/2023
2	28 Saffron Av OFFICER 3809	\$710,000	17/02/2023
3	34 Melodie Dr OFFICER 3809	\$680,000	15/03/2023

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 six months.~~

This Statement of Information was prepared on:

26/04/2023 15:27



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



8 Emaleigh CI OFFICER 3809 (REI/VG)

Agent Comments

 4  2  2

Price: \$720,000

Method: Private Sale

Date: 22/02/2023

Property Type: House

Land Size: 562 sqm approx



28 Saffron Av OFFICER 3809 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000

Method: Private Sale

Date: 17/02/2023

Property Type: House

Land Size: 420 sqm approx



34 Melodie Dr OFFICER 3809 (REI)

Agent Comments

 4  2  2

Price: \$680,000

Method: Private Sale

Date: 15/03/2023

Property Type: House