

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 EZRA CRESCENT 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Officer

Period-from

01 Feb 2022

to

31 Jan 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

1 EZRA CRESCENT OFFICER VIC 3809	\$515,000	26-Jul-22
14 SWIFT DRIVE OFFICER VIC 3809	\$575,000	28-Oct-22
4 KOBA WAY OFFICER VIC 3809	\$515,000	24-Jan-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.~~

This Statement of Information was prepared on: 01 February 2023



1 EZRA CRESCENT OFFICER VIC 3809

 2  1  1

Sold Price **\$515,000** Sold Date **26-Jul-22**

Distance **0.01km**



14 SWIFT DRIVE OFFICER VIC 3809

 2  2  1

Sold Price **\$575,000** Sold Date **28-Oct-22**

Distance **1.98km**



4 KOBA WAY OFFICER VIC 3809

 2  2  1

Sold Price ^{RS} **\$515,000** Sold Date **24-Jan-23**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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