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	10 Stroud Road, Officer, VIC 3809

Indicative selling price

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

Price Range	$590,000	&	$640,000

Median sale price

Median price	$715,000	Property Type	House	Suburb	Officer (3809)
Period - From	01/06/2023	to	31/05/2024	Source	REA

Comparable property sales

A These are two 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
2 COXON STREET, OFFICER VIC 3809	$620,000	14/06/2023
33 COTSWOLD CRESCENT, OFFICER VIC 3809	$640,000	17/06/2024

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: 22/07/2024

krpeters