

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

8 Ellen Way 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2020

to

30 Sep 2021

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

2 Janice Street Officer VIC 3809	\$685,000	04-Jun-21
24 Meadows Drive Officer VIC 3809	\$770,000	26-May-21
54 Heathcote Grove Officer VIC 3809	\$730,000	26-May-21

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: 08 October 2021



2 Janice Street Officer VIC 3809

Sold Price

\$685,000

Sold Date

04-Jun-21

 4  2  2

Distance

0.48km



24 Meadows Drive Officer VIC 3809

Sold Price

\$770,000

Sold Date

26-May-21

 4  2  2

Distance

0.7km



54 Heathcote Grove Officer VIC 3809

Sold Price

\$730,000

Sold Date

26-May-21

 4  2  2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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