

## 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

36 DANGELO AVENUE 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

\$649,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2023

to

31 Oct 2024

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

46 HEDGEVALE DRIVE OFFICER VIC 3809	\$640,000	02-Aug-24
31 ROSEDENE AVENUE OFFICER VIC 3809	\$665,000	03-Sep-24
39 HEATHCOTE GROVE OFFICER VIC 3809	\$642,500	21-Jun-24

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: 14 November 2024

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**46 HEDGEVALE DRIVE OFFICER  
VIC 3809**

3 2 1

Sold Price **\$640,000** Sold Date **02-Aug-24**

Distance **0.17km**



**31 ROSEDENE AVENUE OFFICER  
VIC 3809**

3 2 2

Sold Price **\$665,000** Sold Date **03-Sep-24**

Distance **0.58km**



**39 HEATHCOTE GROVE OFFICER  
VIC 3809**

3 2 2

Sold Price **\$642,500** Sold Date **21-Jun-24**

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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