

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

39 Flinders Park Drive, Officer, VIC 3809

Indicative selling price

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

Price Range

\$770,000

&

\$840,000

Median sale price

Median price

\$660,500

Property Type

House

Suburb

Officer (3809)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
32 BRONTE BOULEVARD, OFFICER VIC 3809	\$866,000	04/04/2022
34 MAJESTIC DRIVE, OFFICER VIC 3809	\$865,000	22/02/2022
7 FRANKLIN WAY, OFFICER VIC 3809	\$800,000	09/02/2022

This Statement of Information was prepared on: 22/04/2022