

## 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

10B Bridge Road 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

or range  
between

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$364,750

Property type

Land

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 16B Bridge Road Officer VIC 3809    | \$435,000 | 20-Jul-21 |
| 13/7 Cyan Crescent Officer VIC 3809 | \$455,000 | 22-Jun-21 |
| 111 Mary Street Officer VIC 3809    | \$455,000 | 07-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: 22 October 2021



**16B Bridge Road Officer VIC 3809**

Sold Price

**\$435,000**

Sold Date

**20-Jul-21**

 2  1  1

Distance

**0.03km**



**13/7 Cyan Crescent Officer VIC 3809**

Sold Price

**\$455,000**

Sold Date

**22-Jun-21**

 2  1  1

Distance

**0.25km**



**111 Mary Street Officer VIC 3809**

Sold Price

Sold Date

**07-May-21**

 2  1  1

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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