

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

3 TIDWORTH WAY OFFICER SOUTH 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Officer South

Period-from

01 Aug 2023

to

31 Jul 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

4 WINDMILL COURT OFFICER VIC 3809	\$815,000	03-Apr-24
18 OROS WAY OFFICER VIC 3809	\$832,500	30-Jul-24
12 ARISTOTLE WAY OFFICER VIC 3809	\$826,000	30-Apr-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.~~

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4 WINDMILL COURT OFFICER VIC 3809

Sold Price

\$815,000

Sold Date **03-Apr-24**

 4  2  2

Distance **2.9km**



18 OROS WAY OFFICER VIC 3809

Sold Price

^{RS} **\$832,500**

Sold Date **30-Jul-24**

 4  2  2

Distance **3.89km**



12 ARISTOTLE WAY OFFICER VIC 3809

Sold Price

\$826,000

Sold Date **30-Apr-24**

 4  2  2

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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