

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

2 Kipling Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Officer

Period-from

01 Jul 2020

to

30 Jun 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

36 Keats Street Officer VIC 3809	\$585,000	19-May-21
22 Kooyong Close Officer VIC 3809	\$580,000	03-Jun-21
43 Millicent Parade Officer VIC 3809	\$587,500	22-Feb-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.~~

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36 Keats Street Officer VIC 3809

Sold Price

^{RS}

\$585,000

Sold Date

19-May-21

 3  2  2

Distance

1.28km



22 Kooyong Close Officer VIC 3809

Sold Price

^{RS}

\$580,000

Sold Date

03-Jun-21

 3  2  2

Distance

1.67km



43 Millicent Parade Officer VIC 3809

Sold Price

\$587,500

Sold Date

22-Feb-21

 3  2  2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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