

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

8 Accord Avenue 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

4 Wonder Street Officer VIC 3809	\$805,001	16-Mar-21
3 Nirvana Avenue Officer VIC 3809	\$780,000	09-Mar-21
98 Arena Parade Officer VIC 3809	\$820,000	19-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: 13 July 2021



4 Wonder Street Officer VIC 3809 Sold Price **\$805,001** Sold Date **16-Mar-21**

 4  2  2

Distance **0.03km**

Notes from your agent

Metricon Display Home, stone benches, staged furniture



3 Nirvana Avenue Officer VIC 3809 Sold Price **\$780,000** Sold Date **09-Mar-21**

 4  2  2

Distance **0.53km**

Notes from your agent

March sale, staged furniture similar floor area & land size



98 Arena Parade Officer VIC 3809 Sold Price ^{RS} **\$820,000** Sold Date **19-May-21**

 4  2  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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