

## 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

41 CURRAN DRIVE OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$719,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2024

to

31 Mar 2025

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

7 PROSPECT WAY OFFICER VIC 3809	\$735,000	09-Dec-24
14 HEATHFIELD LANE OFFICER VIC 3809	\$725,000	19-Dec-24
12 HAMPSHIRE STREET OFFICER VIC 3809	\$727,000	26-Nov-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.~~

This Statement of Information was prepared on: 24 April 2025

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



## 7 PROSPECT WAY OFFICER VIC 3809

4 2 2

Sold Price

**\$735,000**

Sold Date **09-Dec-24**

Distance **0.52km**



## 14 HEATHFIELD LANE OFFICER VIC 3809

4 2 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **19-Dec-24**

Distance **0.77km**



## 12 HAMPSHIRE STREET OFFICER VIC 3809

4 2 2

Sold Price

**\$727,000**

Sold Date **26-Nov-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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