

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

14 LOFTY COURT 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,250

Property type

Unit

Suburb

Officer

Period-from

01 May 2022

to

30 Apr 2023

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

58 TOPAL DRIVE OFFICER VIC 3809	\$496,000	20-Mar-23
2 TOPAL DRIVE OFFICER VIC 3809	\$530,000	04-Apr-23
15 TOPAL DRIVE OFFICER VIC 3809	\$500,000	27-Apr-23

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: 01 May 2023



58 TOPAL DRIVE OFFICER VIC 3809

3 2 2

Sold Price

^{RS} \$496,000 Sold Date 20-Mar-23

Distance 0.03km



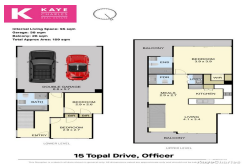
2 TOPAL DRIVE OFFICER VIC 3809

3 2 2

Sold Price

^{RS} \$530,000 Sold Date 04-Apr-23

Distance 0.05km



15 TOPAL DRIVE OFFICER VIC 3809

3 2 2

Sold Price

^{RS} \$500,000 Sold Date 27-Apr-23

Distance 0.07km

RS = Recent sale

UN = Undisclosed Sale

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