

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

7 NATURE 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

\$799,000

&

\$878,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

House

Suburb

Officer

Period-from

01 Nov 2023

to

31 Oct 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

7 BRITTON DRIVE PAKENHAM VIC 3810	\$810,000	22-Oct-24
9 SIMON AVENUE OFFICER VIC 3809	\$805,000	05-Sep-24
28 ALTERA CRESCENT OFFICER VIC 3809	\$865,000	13-Sep-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: 19 November 2024



7 BRITTON DRIVE PAKENHAM VIC 3810

Sold Price

^{RS} **\$810,000**

Sold Date **22-Oct-24**

3 2 2

Distance **1.35km**



9 SIMON AVENUE OFFICER VIC 3809

Sold Price

\$805,000

Sold Date **05-Sep-24**

4 2 2

Distance **0.58km**



28 ALTERA CRESCENT OFFICER VIC 3809

Sold Price

\$865,000

Sold Date **13-Sep-24**

4 2 2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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