

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

5 WEATHERBY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2023

to

31 Jan 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

9 LEXINGTON CRESCENT OFFICER VIC 3809	\$840,000	07-Dec-23
34 PIONEER WAY OFFICER VIC 3809	\$852,000	23-Jan-24
11 DRAGOMIR STREET OFFICER VIC 3809	\$865,000	07-Feb-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: 13 February 2024



9 LEXINGTON CRESCENT OFFICER VIC 3809 Sold Price ^{RS} **\$840,000** Sold Date **07-Dec-23**
 Distance **0.98km**

4 2 -



34 PIONEER WAY OFFICER VIC 3809 Sold Price ^{RS} **\$852,000** Sold Date **23-Jan-24**
 Distance **0.19km**

4 2 2



11 DRAGOMIR STREET OFFICER VIC 3809 Sold Price ^{RS} **\$865,000** Sold Date **07-Feb-24**
 Distance **1.03km**

4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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