

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

22 Collinson Way 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2020

to

31 Oct 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

7 Lansdown Avenue Officer VIC 3809	\$620,000	12-Jul-21
22 Hammerwood Green Beaconsfield VIC 3807	\$600,000	20-May-21
14 Cerulean Drive Officer VIC 3809	\$590,000	26-Oct-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: 01 November 2021

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	7 Lansdown Avenue Officer VIC 3809 3  2  1 	Sold Price	\$620,000	Sold Date	12-Jul-21
				Distance	1.13km
	22 Hammerwood Green Beaconsfield VIC 3807 3  2  1 	Sold Price	\$600,000	Sold Date	20-May-21
				Distance	1.8km
	14 Cerulean Drive Officer VIC 3809 3  2  1 	Sold Price	^{RS} \$590,000	Sold Date	26-Oct-21
				Distance	2.92km

RS = Recent sale UN = Undisclosed Sale

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