

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

14/7 Cyan Crescent 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

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

5 Harold Street Officer VIC 3809	\$492,500	09-Aug-21
2/2 Bluestone Street Pakenham VIC 3810	\$510,000	09-Aug-21
10 Dominic Road Pakenham VIC 3810	\$498,000	30-Sep-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: 03 November 2021



5 Harold Street Officer VIC 3809

Sold Price

\$492,500

Sold Date **09-Aug-21**

 3  2  1

Distance **0.49km**



2/2 Bluestone Street Pakenham VIC 3810

Sold Price

\$510,000

Sold Date **09-Aug-21**

 3  3  -

Distance **0.51km**



10 Dominic Road Pakenham VIC 3810

Sold Price

^{RS} **\$498,000**

Sold Date **30-Sep-21**

 3  2  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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