

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 COWDRAY 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

\$795,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2023

to

31 Jul 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

29 CLIVEDEN DRIVE OFFICER VIC 3809	\$855,000	08-Mar-24
18 PENSHURST CRESCENT OFFICER VIC 3809	\$840,000	27-Feb-24
19 JANICE STREET OFFICER VIC 3809	\$812,000	17-Apr-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: 07 August 2024

AREASPECIALIST

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29 CLIVEDEN DRIVE OFFICER VIC 3809

Sold Price

\$855,000

Sold Date

08-Mar-24



4



2



2

Distance

0.59km



18 PENSHURST CRESCENT OFFICER VIC 3809

Sold Price

\$840,000

Sold Date

27-Feb-24



4



2



2

Distance

0.87km



19 JANICE STREET OFFICER VIC 3809

Sold Price

\$812,000

Sold Date

17-Apr-24



4



2



2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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