

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

3 CRANBROOK CIRCUIT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2021

to

30 Sep 2022

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

4 EMALEIGH CLOSE OFFICER VIC 3809	\$690,000	14-Sep-22
11 VERVE DRIVE OFFICER VIC 3809	\$684,000	04-Feb-22
28 MELVILLE ROAD OFFICER VIC 3809	\$658,000	18-Jul-22

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: 10 October 2022

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4 EMALEIGH CLOSE OFFICER VIC 3809

Sold Price

^{RS} **\$690,000**

Sold Date

14-Sep-22

 4

 2

 2

Distance

0.9km



11 VERVE DRIVE OFFICER VIC 3809

Sold Price

\$684,000

Sold Date

04-Feb-22

 4

 2

 2

Distance

0.39km



28 MELVILLE ROAD OFFICER VIC 3809

Sold Price

\$658,000

Sold Date

18-Jul-22

 4

 2

 2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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