

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

2 Altera 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

\$485,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

Officer

Period-from

01 Jan 2021

to

31 Dec 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

2 Yering Place Officer VIC 3809	\$485,000	01-Nov-21
113 Grandvue Boulevard Officer VIC 3809	\$490,000	01-Oct-21
109 Grandvue Boulevard Officer VIC 3809	\$515,000	19-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: 30 January 2022



2 Yering Place Officer VIC 3809

Sold Price **\$485,000** Sold Date **01-Nov-21**

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Distance **0.12km**



113 Grandvue Boulevard Officer VIC 3809

Sold Price **\$490,000** Sold Date **01-Oct-21**

 -  -  -

Distance **0.18km**



109 Grandvue Boulevard Officer VIC 3809

Sold Price **\$515,000** Sold Date **19-Oct-21**

 4  2  2

Distance **0.22km**

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

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