

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

9 CALVERT STREET OFFICER SOUTH 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Officer South

Period-from

01 Nov 2023

to

31 Oct 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

2 ARISTOTLE WAY OFFICER VIC 3809	\$767,000	25-Jun-24
142 MARY STREET OFFICER VIC 3809	\$740,000	08-Sep-24
62 KADUNA DRIVE OFFICER SOUTH VIC 3809	\$735,000	28-May-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: 18 November 2024

**2 ARISTOTLE WAY OFFICER VIC 3809**4  2  2 Sold Price **\$767,000** Sold Date **25-Jun-24**Distance **1.96km****142 MARY STREET OFFICER VIC 3809**4  2  2 Sold Price **\$740,000** Sold Date **08-Sep-24**Distance **1.38km****62 KADUNA DRIVE OFFICER SOUTH VIC 3809**4  2  2 Sold Price **\$735,000** Sold Date **28-May-24**Distance **0.41km****15 SIMON AVENUE OFFICER VIC 3809**3  2  2 Sold Price **\$730,000** Sold Date **25-May-24**Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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