

# 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 8 Poppins Loop, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$880,000

&

\$968,000

### Median sale price

Median price

\$769,900

Property Type

House

Suburb

Officer (3809)

Period - From

01/10/2022

to

30/09/2023

Source

REA

### Comparable property sales

**A** These are two properties sold within two kilometres of the property for sale in the last six 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 MANHATTAN DRIVE, OFFICER VIC 3809	\$879,000	07/04/2023
49 ALTERA CRESCENT, OFFICER VIC 3809	\$950,000	23/06/2023

**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 six months.

This Statement of Information was prepared on: 27/10/2023