

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

10 Cerulean Drive 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2020

to

31 Oct 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

5 Ample Avenue Officer VIC 3809	\$583,000	28-Aug-21
12 Rowling Drive Officer VIC 3809	\$575,500	30-Sep-21
14 Cerulean Drive Officer VIC 3809	\$590,000	26-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: 04 November 2021

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5 Ample Avenue Officer VIC 3809

Sold Price

\$583,000

Sold Date

28-Aug-21

3

2

1

Distance

0.67km



12 Rowling Drive Officer VIC 3809

Sold Price

^{RS} **\$575,500**

Sold Date

30-Sep-21

3

2

1

Distance

1.02km



14 Cerulean Drive Officer VIC 3809

Sold Price

^{RS} **\$590,000**

Sold Date

26-Oct-21

3

2

1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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