

## 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

6 Ravensdale Avenue Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2020

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 17 Cotswold Crescent Officer VIC 3809 | \$605,000 | 09-Aug-21 |
| 6 Barbara Avenue Officer VIC 3809     | \$570,000 | 16-May-21 |
| 86 Hedgevale Drive Officer VIC 3809   | \$631,500 | 20-Apr-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: 27 August 2021



**17 Cotswold Crescent Officer VIC 3809**

Sold Price

<sup>RS</sup> **\$605,000** Sold Date **09-Aug-21**

 3  2  2

Distance **0.31km**



**6 Barbara Avenue Officer VIC 3809**

Sold Price

**\$570,000** Sold Date **16-May-21**

 3  2  2

Distance **0.31km**



**86 Hedgevale Drive Officer VIC 3809**

Sold Price

**\$631,500** Sold Date **20-Apr-21**

 3  2  2

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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