

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

3 KOORYONG CLOSE 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,050

Property type

House

Suburb

Officer

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 MADISON PLACE OFFICER VIC 3809	\$835,000	23-May-22
1 ALICE COURT OFFICER VIC 3809	\$875,000	29-Jun-22
16 PETALUMA CRESCENT OFFICER VIC 3809	\$871,500	04-Apr-22

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: 07 July 2022



9 MADISON PLACE OFFICER VIC 3809

Sold Price

\$835,000

Sold Date **23-May-22**

 4  2  2

Distance **0.27km**



1 ALICE COURT OFFICER VIC 3809

Sold Price

^{RS} **\$875,000**

Sold Date **29-Jun-22**

 4  2  2

Distance **0.39km**



16 PETALUMA CRESCENT OFFICER VIC 3809

Sold Price

\$871,500

Sold Date **04-Apr-22**

 4  2  2

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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