

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

28 OFFICEDALE ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Land

Suburb

Officer

Period-from

01 Sep 2022

to

31 Aug 2023

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

27 RUSH LILY DRIVE OFFICER VIC 3809	\$625,000	16-Jun-23
22 RUSH LILY DRIVE OFFICER VIC 3809	\$606,000	28-Mar-23
16 OLD TRAFFORD WAY OFFICER VIC 3809	\$621,500	04-Sep-23

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: 11 September 2023



27 RUSH LILY DRIVE OFFICER VIC 3809

Sold Price

\$625,000

Sold Date

16-Jun-23

 3

 2

 2

Distance

0.26km



22 RUSH LILY DRIVE OFFICER VIC 3809

Sold Price

\$606,000

Sold Date

28-Mar-23

 3

 2

 2

Distance

0.31km



16 OLD TRAFFORD WAY OFFICER VIC 3809

Sold Price

^{RS} **\$621,500**

Sold Date

04-Sep-23

 3

 2

 2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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