

## 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 LIMNOS WAY OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$735,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2022

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 17 CARNEGIE STREET OFFICER VIC 3809   | \$750,000 | 24-May-23 |
| 35 CURVED TRUNK ROAD OFFICER VIC 3809 | \$750,000 | 16-Mar-23 |
| 14 ELENA WAY OFFICER VIC 3809         | \$745,000 | 02-Mar-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: 30 August 2023

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**17 CARNEGIE STREET OFFICER VIC 3809** Sold Price **\$750,000** Sold Date **24-May-23**

 4  2  2

Distance **0.54km**



**35 CURVED TRUNK ROAD OFFICER VIC 3809** Sold Price Sold Date **16-Mar-23**

 4  2  2

Distance **0.54km**



**14 ELENA WAY OFFICER VIC 3809** Sold Price **\$745,000** Sold Date **02-Mar-23**

 4  2  2

Distance **0.88km**

**RS** = Recent sale **UN** = Undisclosed Sale

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