

# 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 44 Bridge Road, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$490,000

&

\$535,000

### Median sale price

Median price

\$640,000

Property Type

Townhouse

Suburb

Officer (3809)

Period - From

01/09/2022

to

01/08/2023

Source

REA

### Comparable property sales

**A** These are two properties sold within two kilometres of the property for sale in the last six 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 LOFTY COURT, OFFICER VIC 3809	\$520,000	15/08/2023
9 ZARA COURT, OFFICER VIC 3809	\$521,000	18/07/2023

**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 six months.

This Statement of Information was prepared on: 21/09/2023