

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

8 CALLISTEMON STREET 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 May 2023

to

30 Apr 2024

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

7 CALLISTEMON STREET OFFICER VIC 3809	\$750,000	16-Feb-24
17 AVATAR WAY OFFICER VIC 3809	\$758,000	09-Apr-24
24 MAJESTIC DRIVE OFFICER VIC 3809	\$730,000	15-Mar-24

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.~~

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7 CALLISTEMON STREET OFFICER VIC 3809

Sold Price

\$750,000

Sold Date

16-Feb-24



4



2



2

Distance

0.06km



17 AVATAR WAY OFFICER VIC 3809

Sold Price

^{RS}

\$758,000

Sold Date

09-Apr-24



4



2



2

Distance

0.65km



24 MAJESTIC DRIVE OFFICER VIC 3809

Sold Price

^{RS}

\$730,000

^{UN}

Sold Date

15-Mar-24



4



2



2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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