Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 1 Dusky street,

Suburb: Officer State: Vic Postcode: 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: $ $555,000 and $ $565,000

Median sale price

Median price: $ 713,250

Property type: Vacant Land

Suburb: Officer Vic

Period - From: 16 / 07 / 2024 to: 16 / 01 / 2024 Source: Price Finder

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 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
1	31 HEFFERMAN DR, OFFICER 3809	$ 530,000	23 / 02 / 2024
2	14 BURSARIA GR, OFFICER 3809	$ 555,000	13 / 03 / 2024
3	35 TULK ST, OFFICER 3809	$ 552,000	20 / 03 / 2024

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 six months.

This Statement of Information was prepared on: 16 July 2024