

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

20 KOKODA DRIVE OFFICER SOUTH 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Officer South

Period-from

01 May 2022

to

30 Apr 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

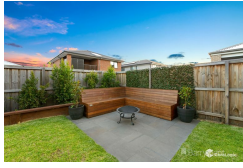
Date of sale

81 KADUNA DRIVE OFFICER SOUTH VIC 3809	\$790,000	11-Apr-23
55 CENTENARY BOULEVARD OFFICER SOUTH VIC 3809	\$850,000	18-Jan-23
30 CLEMENTS STREET OFFICER SOUTH VIC 3809	\$860,000	15-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: 09 May 2023



81 KADUNA DRIVE OFFICER SOUTH VIC 3809

 4
  2
  2

Sold Price

^{RS} \$790,000

Sold Date

11-Apr-23

Distance

0.51km



55 CENTENARY BOULEVARD OFFICER SOUTH VIC 3809

 3
  2
  2

Sold Price

\$850,000

Sold Date

18-Jan-23

Distance

0.57km



30 CLEMENTS STREET OFFICER SOUTH VIC 3809

 3
  2
  2

Sold Price

\$860,000

Sold Date

15-Mar-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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