

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

2 Barrow Court 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Officer

Period-from

01 Dec 2020

to

30 Nov 2021

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

6 Jersey Crescent Officer VIC 3809	\$670,000	15-Nov-21
20 Brooklyn Street Officer VIC 3809	\$649,500	01-Jul-21
8 Acacia Street Officer VIC 3809	\$670,000	26-Oct-21

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: 07 December 2021



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6 Jersey Crescent Officer VIC 3809 Sold Price ^{RS} **\$670,000** Sold Date **15-Nov-21**

4 2 2

Distance **0.25km**



20 Brooklyn Street Officer VIC 3809 Sold Price **\$649,500** Sold Date **01-Jul-21**

4 2 2

Distance **0.31km**



8 Acacia Street Officer VIC 3809 Sold Price ^{RS} **\$670,000** Sold Date **26-Oct-21**

4 2 2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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