

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

4 KALLISTA CIRCUIT 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

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2022

to

30 Nov 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

6 SOPHIA STREET OFFICER VIC 3809	\$700,000	15-Sep-23
10 HESTER STREET OFFICER VIC 3809	\$725,000	23-Oct-23
6 LIMNOS WAY OFFICER VIC 3809	\$737,000	09-Nov-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: 19 December 2023

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6 SOPHIA STREET OFFICER VIC 3809

 4  2  2

Sold Price

\$700,000

Sold Date

15-Sep-23

Distance

1.2km



10 HESTER STREET OFFICER VIC 3809

 4  2  2

Sold Price

\$725,000

Sold Date

23-Oct-23

Distance

0.96km



6 LIMNOS WAY OFFICER VIC 3809

 4  2  2

Sold Price

^{RS} **\$737,000**

Sold Date

09-Nov-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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