

## 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 DIGGORY STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$860,000

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 15 RIX ROAD OFFICER VIC 3809      | \$950,000 | 27-Nov-23 |
| 22 SWIFT DRIVE OFFICER VIC 3809   | \$881,000 | 07-Mar-23 |
| 21 MELODIE DRIVE OFFICER VIC 3809 | \$895,000 | 08-Dec-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: 25 May 2024



**15 RIX ROAD OFFICER VIC 3809**

Sold Price

**\$950,000**

Sold Date

**27-Nov-23**

5

3

2

Distance

**0.39km**



**22 SWIFT DRIVE OFFICER VIC 3809**

Sold Price

**\$881,000**

Sold Date

**07-Mar-23**

5

3

2

Distance

**0.47km**



**21 MELODIE DRIVE OFFICER VIC 3809**

Sold Price

**\$895,000**

Sold Date

**08-Dec-23**

5

3

2

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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