

## 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

23 ONYX CRESCENT 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

\$480,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Officer

Period-from

01 Feb 2023

to

31 Jan 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

3 SABLE CIRCUIT OFFICER VIC 3809	\$487,000	18-Dec-23
35 BIANCA COURT PAKENHAM VIC 3810	\$490,000	16-Nov-23
18 ZARA COURT OFFICER VIC 3809	\$505,000	27-Oct-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: 20 February 2024



**3 SABLE CIRCUIT OFFICER VIC  
3809**

 3  2  1

Sold Price <sup>RS</sup> **\$487,000** <sup>UN</sup> Sold Date **18-Dec-23**

Distance **0.03km**



**35 BIANCA COURT PAKENHAM VIC  
3810**

 3  1  1

Sold Price **\$490,000** Sold Date **16-Nov-23**

Distance **0.81km**



**18 ZARA COURT OFFICER VIC  
3809**

 3  2  2

Sold Price **\$505,000** Sold Date **27-Oct-23**

Distance **0.52km**

**RS** = Recent sale **UN** = Undisclosed Sale

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