

# 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 24 westringia way, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$780,000

### Median sale price

Median price \$779,950 Property Type House Suburb Officer (3809)

Period - From 01/04/2023 to 31/03/2024 Source REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------|-----------|--------------|
| 13 DANA STREET, OFFICER VIC 3809     | \$811,000 | 26/02/2024   |
| 130 MARY STREET, OFFICER VIC 3809    | \$812,500 | 31/01/2024   |
| 23 JERSEY CRESCENT, OFFICER VIC 3809 | \$804,000 | 01/04/2024   |

This Statement of Information was prepared on: 01/05/2024