

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

13 EREWHON AVENUE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Land

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

22 FLEMINGTON RISE OFFICER VIC 3809	\$810,000	19-Sep-23
13 ARENA PARADE OFFICER VIC 3809	\$802,000	30-Oct-23
11 CLARA DRIVE OFFICER VIC 3809	\$805,000	12-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: 12 December 2023



22 FLEMINGTON RISE OFFICER VIC 3809

Sold Price

\$810,000

Sold Date

19-Sep-23



4



2



2

Distance

1.33km



13 ARENA PARADE OFFICER VIC 3809

Sold Price

^{RS} **\$802,000**

Sold Date

30-Oct-23



4



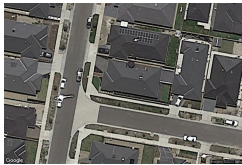
2



2

Distance

1.11km



11 CLARA DRIVE OFFICER VIC 3809

Sold Price

\$805,000

Sold Date

12-Oct-23



4



2



2

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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