

## 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

29 Kaduna Drive Officer South VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$454,500

Property type

House

Suburb

Officer South

Period-from

01 Oct 2020

to

30 Sep 2021

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 Chaffey Grove Officer South VIC 3809 | \$615,000 | 15-Oct-21 |
| 38 Tolkien Boulevard Officer VIC 3809   | \$680,000 | 30-Sep-21 |
| 15 Austen Avenue Officer VIC 3809       | \$665,000 | 29-Jun-21 |

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 October 2021



**15 Chaffey Grove Officer South VIC 3809**

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**15-Oct-21**



4



2



2

Distance

**0.04km**



**38 Tolkien Boulevard Officer VIC 3809**

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**30-Sep-21**



3



2



2

Distance

**1.41km**



**15 Austen Avenue Officer VIC 3809**

Sold Price

**\$665,000**

Sold Date

**29-Jun-21**



4



2



2

Distance

**1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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