

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

Stunning 4-bedroom, 2-bathroom, 2 car space house 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

\$846,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2024

to

31 Jan 2025

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

5 HARMONY PLACE OFFICER VIC 3809	\$755,000	08-Nov-24
22 SAFFRON AVENUE OFFICER VIC 3809	\$799,000	30-Sep-24
4 CRANBROOK CIRCUIT OFFICER VIC 3809	\$688,000	17-May-24

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: 07 February 2025



5 HARMONY PLACE OFFICER VIC 3809

 4  2  2

Sold Price

\$755,000

Sold Date **08-Nov-24**

Distance

0.91km



22 SAFFRON AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

\$799,000

Sold Date **30-Sep-24**

Distance

1.21km



4 CRANBROOK CIRCUIT OFFICER VIC 3809

 4  2  2

Sold Price

\$688,000

Sold Date **17-May-24**

Distance

1.11km



17 HARMONY PLACE OFFICER VIC 3809

 4  2  2

Sold Price

\$770,000

Sold Date **15-May-24**

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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