

## 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

42 Stanley Drive Officer 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,500

Property type

House

Suburb

Officer

Period-from

01 Jan 2020

to

31 Dec 2020

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 Tania Way Officer VIC 3809	\$562,000	02-Oct-20
34 Tara Boulevard Officer VIC 3809	\$595,000	06-Oct-20
105 Lincoln Avenue Officer VIC 3809	\$590,000	21-Nov-20

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: 21 January 2021



### 5 Tania Way Officer VIC 3809

Sold Price **\$562,000** Sold Date **02-Oct-20**

 4  2  2

Distance **0.16km**



### 34 Tara Boulevard Officer VIC 3809

Sold Price **\$595,000** Sold Date **06-Oct-20**

 3  2  2

Distance **0.17km**



### 105 Lincoln Avenue Officer VIC 3809

Sold Price **\$590,000** Sold Date **21-Nov-20**

 4  2  2

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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