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

3 BROOK WAY OFFICER VIC 3809

Indicative selling price

Mediar (*Delete

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

Single Price	or range between	\$440,000	&	\$460,000
n sale price				
house or unit as applicable)				
	¬			

Median Price	\$438,000	Prope	erty type		Land	Suburb	Officer
Period-from	01 Apr 2023	to	31 Mar 2	2024	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
72 KALLISTA CIRCUIT OFFICER VIC 3809	\$430,000	02-Feb-24
81 RIX ROAD OFFICER VIC 3809	\$485,000	27-Dec-23
LOT 647 TULK STREET OFFICER VIC 3809	\$509,000	05-Mar-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: 24 April 2024



consumer.vic.gov.au

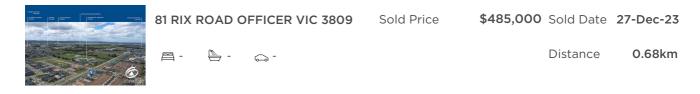


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	72 KALLISTA CIRCUIT OFFICER VIC 3809		Sold Price	\$430,000	Sold Date	02-Feb-24	
eLogic	= -	-	୍ଦ୍ର -			Distance	0.96km





LOT 647 TULK STREET OFFICER VIC 3809	Sold Price	\$509,000 Sold Date 05-Mar-24
🛱 4 👆 2 🚓 2		Distance 1.49km

RS = Recent sale UN = Undisclosed Sale

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