

# 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 54 Viridian Avenue, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$680,000

&

\$740,000

### Median sale price

Median price

\$782,500

Property Type

House

Suburb

Officer (3809)

Period - From

19/07/2021

to

20/07/2022

Source

REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------|-----------|--------------|
| 12 FRANKLIN WAY, OFFICER VIC 3809  | \$715,000 | 09/06/2022   |
| 5 CAPTAIN STREET, OFFICER VIC 3809 | \$745,000 | 11/05/2022   |
| 7 HARLEM WAY, OFFICER VIC 3809     | \$735,000 | 25/03/2022   |

This Statement of Information was prepared on: 20/07/2022