

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

11 COWDRAY CRESCENT 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2023

to

31 Mar 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

74 GOLDSBOROUGH DRIVE OFFICER VIC 3809

\$1,306,000

03-Nov-23

10 EARNLEY WAY OFFICER VIC 3809

\$1,360,000

08-Dec-23

4 JAY RISE BERWICK VIC 3806

\$1,320,000

26-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.

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**74 GOLDSBOROUGH DRIVE
OFFICER VIC 3809**

 4  2  2

Sold Price **\$1,306,000** Sold Date **03-Nov-23**

Distance **0.46km**



**10 EARNLEY WAY OFFICER VIC
3809**

 4  2  2

Sold Price **\$1,360,000** Sold Date **08-Dec-23**

Distance **0.32km**



4 JAY RISE BERWICK VIC 3806

 5  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **26-Mar-24**

Distance **3.57km**

RS = Recent sale **UN** = Undisclosed Sale

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