

## 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

13 FLEMINGTON RISE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,500

Property type

Unit

Suburb

Officer

Period-from

01 Jun 2021

to

31 May 2022

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

17 FLEMINGTON RISE OFFICER VIC 3809	\$602,000	07-Mar-22
35 RUSH LILY DRIVE OFFICER VIC 3809	\$578,000	14-Jan-22
1/180 HENRY ROAD PAKENHAM VIC 3810	\$600,000	01-Feb-22

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 June 2022



**17 FLEMINGTON RISE OFFICER VIC 3809**

3 2 2

Sold Price

**\$602,000**

Sold Date

**07-Mar-22**

Distance

**0.02km**



**35 RUSH LILY DRIVE OFFICER VIC 3809**

3 2 2

Sold Price

**\$578,000**

Sold Date

**14-Jan-22**

Distance

**0.63km**



**1/180 HENRY ROAD PAKENHAM VIC 3810**

4 2 2

Sold Price

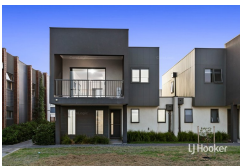
**\$600,000**

Sold Date

**01-Feb-22**

Distance

**1.31km**



**27 SABLE CIRCUIT OFFICER VIC 3809**

3 2 1

Sold Price

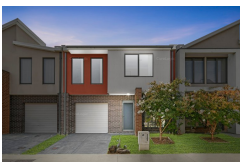
**\$500,000**

Sold Date

**10-Feb-22**

Distance

**0.92km**



**9/180 HENRY ROAD PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$540,000**

Sold Date

**07-Mar-22**

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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