

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 Dragomir Street, Officer, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$840,000

&

\$900,000

Median sale price

Median price

\$769,950

Property Type

House

Suburb

Officer (3809)

Period - From

01/11/2023

to

31/10/2023

Source

REA

Comparable property sales

A These are two 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
8 GATSBY DRIVE, OFFICER VIC 3809	\$865,000	01/08/2023
5 MANHATTAN DRIVE, OFFICER VIC 3809	\$879,000	04/07/2023

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 six months.

This Statement of Information was prepared on: 24/11/2023