

## 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

5 Cerulean Drive 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

\$690,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Officer

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 22 Accord Avenue Officer VIC 3809 | \$770,000 | 06-Oct-21 |
| 31 Optima Street Officer VIC 3809 | \$734,000 | 29-Sep-21 |
| 7 Egerton Street Officer VIC 3809 | \$705,000 | 28-Oct-21 |

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: 17 November 2021



**22 Accord Avenue Officer VIC 3809** Sold Price <sup>RS</sup> **\$770,000** Sold Date **06-Oct-21**

 4  2  2

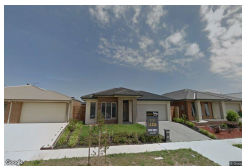
Distance **0.24km**



**31 Optima Street Officer VIC 3809** Sold Price **\$734,000** Sold Date **29-Sep-21**

 4  2  2

Distance **0.28km**



**7 Egerton Street Officer VIC 3809** Sold Price <sup>RS</sup> **\$705,000** <sup>UN</sup> Sold Date **28-Oct-21**

 4  2  2

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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