

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**76 KADUNA DRIVE, OFFICER SOUTH, VIC**  4  2  2

### Indicative Selling Price

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

**Price Range: \$900,000 to \$990,000**

Provided by: Ray White Pakenham, Ray White Corporate Default

## MEDIAN SALE PRICE



**OFFICER SOUTH, VIC, 3809**

Suburb Median Sale Price (House)

**\$820,000**

01 July 2024 to 31 December 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**18 OBAN RD, OFFICER SOUTH, VIC 3809**  4  2  2

Sale Price

**\*\*\$900,000**

Sale Date: 21/11/2024

Distance from Property: 275m



**13 MADISON PL, OFFICER, VIC 3809**  4  2  2

Sale Price

**\$955,000**

Sale Date: 24/06/2024

Distance from Property: 2.3km



**3 KALLISTA CCT, OFFICER, VIC 3809**  4  2  2

Sale Price

**\$900,000**

Sale Date: 04/09/2024

Distance from Property: 2.7km



This report has been compiled on 07/01/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode: 76 KADUNA DRIVE, OFFICER SOUTH, VIC 3809

### Indicative selling price

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

Price Range: \$900,000 to \$990,000

### Median sale price

Median price: \$820,000 Property type: House Suburb: OFFICER SOUTH  
Period: 01 July 2024 to 31 December 2024 Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 18 OBAN RD, OFFICER SOUTH, VIC 3809 | **\$900,000 | 21/11/2024   |
| 13 MADISON PL, OFFICER, VIC 3809    | \$955,000   | 24/06/2024   |
| 3 KALLISTA CCT, OFFICER, VIC 3809   | \$900,000   | 04/09/2024   |

This Statement of Information was prepared on: 07/01/2025