

## 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

18 MESSMATE STREET 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

\$647,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Officer

Period-from

01 Oct 2022

to

30 Sep 2023

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

15 DAISY STREET OFFICER VIC 3809	\$710,000	15-Sep-23
3 GOLDEN GATE DRIVE CLYDE NORTH VIC 3978	\$670,000	29-May-23

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: 23 October 2023

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**15 DAISY STREET OFFICER VIC  
3809**

 4  2  2

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**15-Sep-23**

Distance

**0.12km**



**3 GOLDEN GATE DRIVE CLYDE  
NORTH VIC 3978**

 4  2  1

Sold Price

**\$670,000**

Sold Date

**29-May-23**

Distance

**3.6km**

RS = Recent sale

UN = Undisclosed Sale

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