

## 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

21 Curran 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

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2020

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 30 Officedale Road Officer VIC 3809 | \$525,821 | 17-Oct-20 |
| 10 Peppermint Row Officer VIC 3809  | \$550,000 | 10-Mar-21 |
| 3 Flemington Rise Officer VIC 3809  | \$527,000 | 03-Mar-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.~~

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**30 Offcedale Road Officer VIC 3809**

3 2 2

Sold Price **\$525,821** Sold Date **17-Oct-20**

Distance **0.12km**



**10 Peppermint Row Officer VIC 3809**

3 2 2

Sold Price <sup>RS</sup> **\$550,000** Sold Date **10-Mar-21**

Distance **0.43km**



**3 Flemington Rise Officer VIC 3809**

3 2 2

Sold Price <sup>RS</sup> **\$527,000** Sold Date **03-Mar-21**

Distance **0.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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