

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

7 DAKOTA STREET OFFICER VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,050

Property type

House

Suburb

Officer

Period-from

01 Jul 2021

to

30 Jun 2022

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

7 TURQUOISE WALK OFFICER VIC 3809	\$575,000	09-Jun-22
275 RIX ROAD OFFICER VIC 3809	\$560,000	10-Feb-22
3 TURQUOISE WALK OFFICER VIC 3809	\$576,000	24-Jun-22

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: 12 July 2022



7 TURQUOISE WALK OFFICER VIC 3809

Sold Price

^{RS} **\$575,000**

Sold Date

09-Jun-22

 3

 2

 2

Distance

3.32km



275 RIX ROAD OFFICER VIC 3809

Sold Price

\$560,000

Sold Date

10-Feb-22

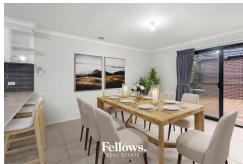
 3

 2

 2

Distance

0.04km



3 TURQUOISE WALK OFFICER VIC 3809

Sold Price

^{RS} **\$576,000**

Sold Date

24-Jun-22

 3

 2

 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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