

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

2 HANSEL AVENUE 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

\$899,000

&

\$988,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2023

to

31 Oct 2024

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

4 ELTON PLACE OFFICER VIC 3809	\$930,000	12-Sep-24
2 ZOE LANE OFFICER VIC 3809	\$980,000	29-Oct-24
2 KEEN STREET OFFICER VIC 3809	\$950,000	04-Nov-24

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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4 ELTON PLACE OFFICER VIC 3809

4 2 2

Sold Price ^{RS} **\$930,000** Sold Date **12-Sep-24**

Distance **1.7km**

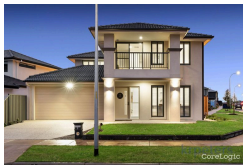


2 ZOE LANE OFFICER VIC 3809

5 3 2

Sold Price ^{RS} **\$980,000** Sold Date **29-Oct-24**

Distance **1.03km**



2 KEEN STREET OFFICER VIC 3809

4 3 2

Sold Price ^{RS} **\$950,000**^{UN} Sold Date **04-Nov-24**

Distance **0.24km**

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

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