

## 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

44 CHERRINGTON AVENUE OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Mar 2023

to

29 Feb 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 GLEESON WAY OFFICER VIC 3809       | \$690,000 | 04-Mar-24 |
| 25 NOLAN CRESCENT OFFICER VIC 3809   | \$681,000 | 19-Sep-23 |
| 6 MOORCROFT TERRACE OFFICER VIC 3809 | \$670,000 | 07-Feb-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.~~

This Statement of Information was prepared on: 19 March 2024



**4 GLEESON WAY OFFICER VIC 3809**

 3  2  -

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **04-Mar-24**

Distance **0.04km**



**25 NOLAN CRESCENT OFFICER VIC 3809**

 4  2  2

Sold Price

**\$681,000** Sold Date **19-Sep-23**

Distance **0.32km**



**6 MOORCROFT TERRACE OFFICER VIC 3809**

 3  2  2

Sold Price

<sup>RS</sup> **\$670,000** Sold Date **07-Feb-24**

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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