

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 Hester 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Land

Suburb

Officer

Period-from

01 Mar 2019

to

29 Feb 2020

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 Denton Drive Officer VIC 3809	\$632,500	05-Nov-19
15 Gene Drive Officer VIC 3809	\$620,000	04-Mar-20
13 Zoe Lane Officer VIC 3809	\$610,000	20-Jan-20

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: 11 March 2020


30 Denton Drive Officer VIC 3809

Sold Price

\$632,500

Sold Date

05-Nov-19
 4
 2
 2

Distance

1.09km

15 Gene Drive Officer VIC 3809

Sold Price

^{RS} **\$620,000**

Sold Date

04-Mar-20
 4
 2
 2

Distance

0.33km

13 Zoe Lane Officer VIC 3809

Sold Price

\$610,000

Sold Date

20-Jan-20
 4
 2
 2

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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