

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

43 HEDGEVALE DRIVE 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2023

to

31 Jul 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

17 MESSMATE STREET OFFICER VIC 3809	\$399,000	10-Jul-23
LOT 2611 BROADWAY STREET BERWICK VIC 3806	\$392,000	11-Oct-23
4 CLEARFELL STREET OFFICER VIC 3809	\$405,000	05-Sep-23

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: 01 August 2024



17 MESSMATE STREET OFFICER VIC 3809

3 2 1

Sold Price

\$399,000

Sold Date

10-Jul-23

Distance

1.47km



LOT 2611 BROADWAY STREET BERWICK VIC 3806

- - -

Sold Price

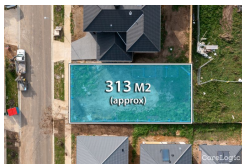
\$392,000

Sold Date

11-Oct-23

Distance

3.52km



4 CLEARFELL STREET OFFICER VIC 3809

- - -

Sold Price

\$405,000

Sold Date

05-Sep-23

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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