

## 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

23 AMBLESIDE WAY OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,000

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 35 AMBLESIDE WAY OFFICER VIC 3809 | \$700,000 | 24-Nov-21 |
| 11 AMBLESIDE WAY OFFICER VIC 3809 | \$790,000 | 08-Jun-22 |
| 26 JASPER WAY OFFICER VIC 3809    | \$710,000 | 17-Nov-21 |

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 July 2022



**35 AMBLESIDE WAY OFFICER VIC 3809**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**24-Nov-21**

Distance

**0.08km**



**11 AMBLESIDE WAY OFFICER VIC 3809**

 3  2  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**08-Jun-22**

Distance

**0.08km**



**26 JASPER WAY OFFICER VIC 3809**

 4  2  2

Sold Price

**\$710,000**

Sold Date

**17-Nov-21**

Distance

**0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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