

## 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

8 HALCYON WAY 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

\$340,000

&

\$374,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2023

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| LOT 655 LECKY ROAD OFFICER VIC 3809    | \$380,000 | 29-Apr-24 |
| 13 TUSOCK WAY OFFICER VIC 3809         | \$360,000 | 27-May-24 |
| 67 FAIRWEATHER PARADE OFFICER VIC 3809 | \$350,000 | 02-Apr-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: 01 October 2024



## LOT 655 LECKY ROAD OFFICER VIC 3809

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Sold Price

**\$380,000**

Sold Date

**29-Apr-24**

Distance

**0.22km**



## 13 TUSOCK WAY OFFICER VIC 3809

4 2 2

Sold Price

**\$360,000**

Sold Date

**27-May-24**

Distance

**0.46km**



## 67 FAIRWEATHER PARADE OFFICER VIC 3809

- - -

Sold Price

**\$350,000**

Sold Date

**02-Apr-24**

Distance

**3.47km**

RS = Recent sale

UN = Undisclosed Sale

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