

## 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 Sabina Road 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Officer

Period-from

01 Nov 2020

to

31 Oct 2021

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

3 Galle Avenue Officer VIC 3809	\$740,000	06-Oct-21
7 Egerton Street Officer VIC 3809	\$705,000	28-Oct-21
1 Rush Lily Drive Officer VIC 3809	\$752,000	11-Sep-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: 24 November 2021



### 3 Galle Avenue Officer VIC 3809

Sold Price

<sup>RS</sup>
**\$740,000**

Sold Date

**06-Oct-21**


3



2



2

Distance

**0.05km**


### 7 Egerton Street Officer VIC 3809

Sold Price

<sup>RS</sup>
**\$705,000**
<sup>UN</sup>

Sold Date

**28-Oct-21**


4



2



2

Distance

**0.39km**


### 1 Rush Lily Drive Officer VIC 3809

Sold Price

**\$752,000**

Sold Date

**11-Sep-21**


4



2



2

Distance

**0.54km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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