

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

7 HARLEM WAY 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Officer

Period-from

01 Mar 2021

to

28 Feb 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

8 ELLEN WAY OFFICER VIC 3809	\$712,000	15-Oct-21
1 GENE DRIVE OFFICER VIC 3809	\$720,000	17-Oct-21
23 LINCOLN AVENUE OFFICER VIC 3809	\$721,000	14-Feb-22

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: 08 March 2022



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8 ELLEN WAY OFFICER VIC 3809

Sold Price

\$712,000

Sold Date

15-Oct-21

4 2 2

Distance

0.45km



1 GENE DRIVE OFFICER VIC 3809

Sold Price

\$720,000

Sold Date

17-Oct-21

4 2 2

Distance

0.51km



23 LINCOLN AVENUE OFFICER VIC 3809

Sold Price

^{RS} **\$721,000**

Sold Date

14-Feb-22

4 2 2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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