

## 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 Oakwood Close 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$356,000

Property type

Land

Suburb

Officer

Period-from

01 Sep 2020

to

31 Aug 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

43 Fairwood Rise Officer VIC 3809	\$865,000	26-Mar-21
3 Mistover Grove Officer VIC 3809	\$725,000	28-Apr-21
5 Stirling Circuit Beaconsfield VIC 3807	\$667,000	16-Mar-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.~~

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**43 Fairwood Rise Officer VIC 3809** Sold Price **\$865,000** Sold Date **26-Mar-21**

 3  2  2

Distance **0.35km**



**3 Mistover Grove Officer VIC 3809** Sold Price **\$725,000** Sold Date **28-Apr-21**

 3  2  2

Distance **0.36km**



**5 Stirling Circuit Beaconsfield VIC 3807** Sold Price **\$667,000** Sold Date **16-Mar-21**

 3  2  2

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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