

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 CLIVEDEN DRIVE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

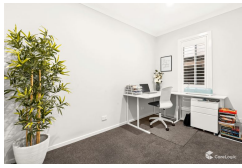
Date of sale

14 COLUMBIA DRIVE OFFICER VIC 3809	1020000	20-May-22
20 TIMBERTOP BOULEVARD OFFICER VIC 3809	955000	08-Jun-22
10 VALENTINE CRESCENT OFFICER VIC 3809	987000	10-Jun-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 June 2022



14 COLUMBIA DRIVE OFFICER VIC 3809

Sold Price

^{RS} **1020000** ^{UN}

Sold Date **20-May-22**
 4  2  2

Distance **0.85km**


20 TIMBERTOP BOULEVARD OFFICER VIC 3809

Sold Price

^{RS} **955000**

Sold Date **08-Jun-22**
 4  2  2

Distance **0.55km**


10 VALENTINE CRESCENT OFFICER VIC 3809

Sold Price

^{RS} **987000**

Sold Date **10-Jun-22**
 4  2  2

Distance **0.27km**
RS = Recent sale

UN = Undisclosed Sale

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