

## 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

27 AMBLESIDE WAY 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2021

to

31 Oct 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 LYNTONLEE AVENUE OFFICER VIC 3809    | \$696,000 | 24-Oct-22 |
| 27 FAIRWEATHER PARADE OFFICER VIC 3809 | \$680,000 | 18-Aug-22 |
| 14 RAVENSDALE AVENUE OFFICER VIC 3809  | \$655,000 | 08-Aug-22 |

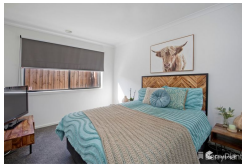
OR

**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: 09 November 2022



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**8 LYNTONLEE AVENUE OFFICER  
VIC 3809**

3 2 2

Sold Price

<sup>RS</sup> **\$696,000** Sold Date **24-Oct-22**

Distance **0.98km**



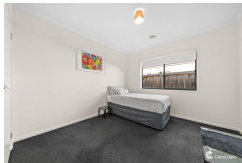
**27 FAIRWEATHER PARADE  
OFFICER VIC 3809**

3 2 2

Sold Price

**\$680,000** Sold Date **18-Aug-22**

Distance **0.98km**



**14 RAVENSDALE AVENUE  
OFFICER VIC 3809**

3 2 2

Sold Price

**\$655,000** Sold Date **08-Aug-22**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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