

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

43 HEDGEVALE 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Land

Suburb

Officer

Period-from

01 Mar 2023

to

29 Feb 2024

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

17 MESSMATE STREET OFFICER VIC 3809	\$399,000	10-Jul-23
4 CLEARFELL STREET OFFICER VIC 3809	\$405,000	05-Sep-23
8 LEMPRIERE ROAD OFFICER VIC 3809	\$409,000	20-Dec-23

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: 21 March 2024


**17 MESSMATE STREET OFFICER
VIC 3809**
 3  2  1

Sold Price

\$399,000

Sold Date

10-Jul-23

Distance

1.47km

**4 CLEARFELL STREET OFFICER
VIC 3809**
 -  -  -

Sold Price

\$405,000

Sold Date

05-Sep-23

Distance

0.48km

**8 LEMPRIERE ROAD OFFICER VIC
3809**
 -  -  -

Sold Price

\$409,000

Sold Date

20-Dec-23

Distance

3.54km
RS = Recent sale

UN = Undisclosed Sale

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