

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 14 Elena 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 **\$730,000** & **\$780,000**

Median sale price

Median price \$ 705,000 Property type *House* Suburb *Officer*
Period - From 1st Feb 2022 to 31st Jan 2023 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 six 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 |
|--|------------|---------------------------------|
| 1 11 Oros Way, Officer VIC 3809 | \$ 787,000 | 30 th August 2022 |
| 2 13 Oros Way Officer VIC 3809 | \$ 787,000 | 17 th September 2022 |
| 3 29 Lexington Crescent Officer VIC 3809 | \$ 738,000 | 19 th December 2022 |

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 six months.~~

This Statement of Information was prepared on: 14th February 2023