

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

46 TOLKIEN BOULEVARD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2021

to

31 Jul 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

54 VIRIDIAN AVENUE OFFICER VIC 3809	\$708,000	09-Aug-22
46 POE CIRCUIT OFFICER VIC 3809	\$705,000	11-Jun-22
86 MAJESTIC DRIVE OFFICER VIC 3809	\$700,000	26-May-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: 16 August 2022



54 VIRIDIAN AVENUE OFFICER VIC 3809 Sold Price ^{RS} **\$708,000** Sold Date **09-Aug-22**

 4  2  2

Distance **0.68km**



46 POE CIRCUIT OFFICER VIC 3809 Sold Price **\$705,000** Sold Date **11-Jun-22**

 4  2  2

Distance **1.02km**



86 MAJESTIC DRIVE OFFICER VIC 3809 Sold Price **\$700,000** Sold Date **26-May-22**

 4  2  2

Distance **1.53km**

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

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