

## 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

7 MOWBRAY STREET 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

\$665,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2022

to

31 Mar 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 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

5 BINAH STREET OFFICER VIC 3809	\$715,000	24-Jan-23
8 EMALEIGH CLOSE OFFICER VIC 3809	\$720,000	07-Feb-23
13 ANFIELD COURT OFFICER VIC 3809	\$720,000	19-Nov-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.~~

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**5 BINAH STREET OFFICER VIC  
3809**

3 2 2

Sold Price **\$715,000** Sold Date **24-Jan-23**

Distance **0.55km**



**8 EMALEIGH CLOSE OFFICER VIC  
3809**

3 2 2

Sold Price **\$720,000** Sold Date **07-Feb-23**

Distance **1.66km**



**13 ANFIELD COURT OFFICER VIC  
3809**

3 2 2

Sold Price

Sold Date **19-Nov-22**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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