

# 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 6/12 Sturt Court, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$485,000

&

\$530,000

### Median sale price

Median price

\$522,500

Property Type

Townhouse

Suburb

Officer (3809)

Period - From

01/09/2021

to

18/10/2022

Source

Pricefinder

### Comparable property sales

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
1/1 EADES STREET, OFFICER VIC 3809	\$530,000	28/06/2022
10/19 COTSWOLD CRESCENT, OFFICER VIC 3809	\$627,000	10/05/2022
7 EZRA CRESCENT, OFFICER VIC 3809	\$515,000	28/05/2022

This Statement of Information was prepared on: 18/10/2022