

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 ADDISON CLOSE, OFFICER, VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$840,000

or range between

&

Median sale price

Median price

\$711,750

Property Type

House

Suburb

OFFICER

Period - From

March 2024

to

February 2025

Source

RPData

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
6C ANN STREET BEACONSFIELD VIC 3807	\$900,000	03/10/2024
6A ANN STREET BEACONSFIELD VIC 3807	\$850,000	14/11/2024
14A LYLE AVENUE BEACONSFIELD VIC 3807	\$805,000	27/02/2025

This Statement of Information was prepared on:

3/03/2025