

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

12 Flemington Rise, Officer, VIC 3809

Indicative selling price

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

Price Range

\$1,190,000

&

\$1,255,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Officer (3809)

Period - From

01/05/2023

to

30/04/2024

Source

REA

Comparable property sales

A These are two 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
21 ALTERA CRESCENT, OFFICER VIC 3809	\$1,255,000	07/09/2023
6 PENLEY RISE, OFFICER VIC 3809	\$1,200,000	16/02/2024

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: 07/05/2024