

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 13 Charming Loop, Officer, VIC 3809

Indicative selling price

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

Price Range \$769,000 & \$819,000

Median sale price

Median price \$645,000 Property Type House Suburb Officer (3809)
Period - From 01/04/2024 to 31/03/2025 Source <https://www.realestate.com.au>

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
14 Beatrix Circuit, Officer Vic 3809	\$778,000	28/04/2025
19 Jersey Crescent, Officer Vic 3809	\$795,000	19/03/2025
12 Albus Crescent, Officer Vic 3809	\$782,000	03/02/2025

This Statement of Information was prepared on: 30/04/2025