

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

18 RURAL ROAD OFFICER SOUTH VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Officer South

Period-from

01 Jun 2024

to

31 May 2025

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

66 KADUNA DRIVE OFFICER SOUTH VIC 3809	\$885,000	13-Feb-25
12 OBAN ROAD OFFICER SOUTH VIC 3809	\$877,000	05-Jun-25
17 CHRISTOPHER ROAD OFFICER VIC 3809	\$850,000	29-Jan-25

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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**66 KADUNA DRIVE OFFICER
SOUTH VIC 3809**

4 2 2

Sold Price **\$885,000** Sold Date **13-Feb-25**

Distance **0.09km**



**12 OBAN ROAD OFFICER SOUTH
VIC 3809**

4 2 2

Sold Price ^{RS} **\$877,000** Sold Date **05-Jun-25**

Distance **0.3km**



**17 CHRISTOPHER ROAD OFFICER
VIC 3809**

4 2 2

Sold Price **\$850,000** Sold Date **29-Jan-25**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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