

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

2 AXEL WALK OFFICER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,950

Property type

Unit

Suburb

Officer

Period-from

01 May 2024

to

30 Apr 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

4 ELIOT AVENUE OFFICER VIC 3809	\$648,000	17-Feb-25
5 VITA PLACE OFFICER VIC 3809	\$640,000	13-Jan-25
15 FLAXLILLY CRESCENT OFFICER VIC 3809	\$672,500	09-Feb-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.~~

This Statement of Information was prepared on: 08 May 2025

Terri Fellows
P 0410 029 953
M 0400 573 483
E info@fellowsrealestate.com.au

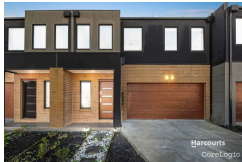


4 ELIOT AVENUE OFFICER VIC 3809

4 2 2

Sold Price **\$648,000** Sold Date **17-Feb-25**

Distance **0.86km**



5 VITA PLACE OFFICER VIC 3809

4 2 2

Sold Price **\$640,000** Sold Date **13-Jan-25**

Distance **1.46km**



15 FLAXLILLY CRESCENT OFFICER VIC 3809

4 2 2

Sold Price **\$672,500** Sold Date **09-Feb-25**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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