

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 SHERLOCK 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

Unit

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

20 SHERLOCK WALK OFFICER VIC 3809	\$567,500	13-Aug-24
79 FLANAGAN AVENUE OFFICER VIC 3809	\$575,000	10-Sep-24
15 ALCOTT WAY OFFICER VIC 3809	\$600,000	15-Aug-24

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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20 SHERLOCK WALK OFFICER VIC 3809 Sold Price **\$567,500** Sold Date **13-Aug-24**

 3  2  2

Distance **0.05km**



79 FLANAGAN AVENUE OFFICER VIC 3809 Sold Price **\$575,000** Sold Date **10-Sep-24**

 3  2  2

Distance **0.77km**



15 ALCOTT WAY OFFICER VIC 3809 Sold Price **\$600,000** Sold Date **15-Aug-24**

 3  2  2

Distance **0.35km**

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

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