

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

21 GREENHOUSE GRANGE 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

\$554,650

Property type

Unit

Suburb

Officer

Period-from

01 Jan 2024

to

31 Dec 2024

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

18 OLD TRAFFORD WAY OFFICER VIC 3809	\$600,000	08-Jan-25
30 KOORYONG CLOSE OFFICER VIC 3809	\$640,000	17-Jan-25
38 CLARENDON STREET PAKENHAM VIC 3810	\$630,000	14-Dec-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.~~

This Statement of Information was prepared on: 23 January 2025



18 OLD TRAFFORD WAY OFFICER VIC 3809

Sold Price

^{RS} \$600,000

Sold Date

08-Jan-25

3 2 2

Distance

1.57km



30 KOOYONG CLOSE OFFICER VIC 3809

Sold Price

^{RS} \$640,000

Sold Date

17-Jan-25

3 2 2

Distance

1.63km



38 CLARENDON STREET PAKENHAM VIC 3810

Sold Price

\$630,000

Sold Date

14-Dec-24

3 2 2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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