

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

3 ROSEBROOK RISE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Officer

Period-from

01 Nov 2022

to

31 Oct 2023

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

207 PINK HILL BOULEVARD OFFICER VIC 3809	\$770,000	24-Jul-23
5 CLOVELLY WAY OFFICER VIC 3809	\$815,000	24-Oct-23
8 ALEXINE STREET OFFICER VIC 3809	\$765,000	21-Jul-23

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: 01 November 2023

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207 PINK HILL BOULEVARD OFFICER VIC 3809

 3  2  2

Sold Price **\$770,000** Sold Date **24-Jul-23**

Distance **0.06km**



5 CLOVELLY WAY OFFICER VIC 3809

 4  2  2

Sold Price ^{RS} **\$815,000** ^{UN} Sold Date **24-Oct-23**

Distance **0.5km**



8 ALEXINE STREET OFFICER VIC 3809

 3  2  2

Sold Price **\$765,000** Sold Date **21-Jul-23**

Distance **1.09km**

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

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