

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

31 KIPLING DRIVE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2023

to

31 Jan 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

13 TOLKIEN BOULEVARD OFFICER VIC 3809	\$580,000	09-Oct-23
160 BRIDGE ROAD OFFICER VIC 3809	\$600,000	11-Nov-23
19 DAKOTA STREET OFFICER VIC 3809	\$600,000	13-Oct-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: 14 February 2024



13 TOLKIEN BOULEVARD OFFICER VIC 3809

Sold Price

\$580,000

Sold Date

09-Oct-23



3



2



2

Distance

1.07km



160 BRIDGE ROAD OFFICER VIC 3809

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

11-Nov-23



3



2



2

Distance

1.17km



19 DAKOTA STREET OFFICER VIC 3809

Sold Price

\$600,000

Sold Date

13-Oct-23



3



2



2

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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