

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	35 HORVATH BOULEVARD, Officer, VIC 3809
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$650,000	&	\$690,000
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Median sale price

Median price	\$648,000	Property Type	House	Suburb	Officer (3809)
Period - From	01/07/2024	to	01/06/2025	Source	REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
6 SPERANZA STREET, OFFICER VIC 3809	\$672,000	01/07/2025
11 ARISTOTLE WAY, OFFICER VIC 3809	\$647,000	26/06/2025
30 MELODIE DRIVE, OFFICER VIC 3809	\$670,000	26/05/2025

This Statement of Information was prepared on: 09/07/2025