

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

LOT 16 MARY STREET 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,500

Property type

Land

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

LOT 3306 HATTER MEWS OFFICER VIC 3809	\$445,000	01-Nov-24
LOT 3106 MARY STREET OFFICER VIC 3809	\$434,000	14-Aug-24
15 BLOSSOM STREET OFFICER VIC 3809	\$470,000	16-Sep-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: 15 January 2025



LOT 3306 HATTER MEWS OFFICER
VIC 3809

Sold Price

\$445,000

Sold Date

01-Nov-24

-
 -
 -

Distance

0.2km



LOT 3106 MARY STREET OFFICER
VIC 3809

Sold Price

\$434,000

Sold Date

14-Aug-24

4
 2
 2

Distance

0.29km



15 BLOSSOM STREET OFFICER VIC
3809

Sold Price

\$470,000

Sold Date

16-Sep-24

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 -
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Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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