

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 | 89 Officer Road, Officer, VIC 3809 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$850,000 | & | \$899,999 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                     |
|---------------|------------|---------------|------------|--------|---------------------|
| Median price  | \$720,000  | Property Type | House      | Suburb | Officer (3809)      |
| Period - From | 01/04/2024 | to            | 31/03/2025 | Source | Price finder.com.au |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 30/06/2025 |
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