

## 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

44/109 STARLING 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$428,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 May 2024

to

30 Apr 2025

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 16 BURSARIA GROVE OFFICER VIC 3809      | \$465,000 | 30-Jan-25 |
| LOT 370 HERITAGE WAY OFFICER VIC 3809   | \$500,000 | 05-Dec-24 |
| LOT 327 CLUBRUSH GROVE OFFICER VIC 3809 | \$460,000 | 11-Dec-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.~~

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Prominent Estate agents  
P 03 9020 2688  
M 0430037053  
E office@prominentea.com.au



**16 BURSARIA GROVE OFFICER VIC 3809** Sold Price **\$465,000** Sold Date **30-Jan-25**

 -  -  -

Distance **0.36km**



**LOT 370 HERITAGE WAY OFFICER VIC 3809** Sold Price **\$500,000** Sold Date **05-Dec-24**

 -  -  -

Distance **0.45km**



**LOT 327 CLUBRUSH GROVE OFFICER VIC 3809** Sold Price **\$460,000** Sold Date **11-Dec-24**

 4  2  2

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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