

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 932 ,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

\$509,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Land

Suburb

Officer

Period-from

01 Oct 2023

to

30 Sep 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

7 BLOSSOM STREET OFFICER VIC 3809	\$494,200	11-Apr-24
35 TULK STREET OFFICER VIC 3809	\$552,000	20-Mar-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: 04 October 2024



7 BLOSSOM STREET OFFICER VIC 3809

Sold Price

\$494,200

Sold Date

11-Apr-24



4



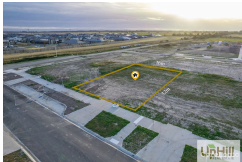
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Distance

0.06km



35 TULK STREET OFFICER VIC 3809

Sold Price

\$552,000

Sold Date

20-Mar-24



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Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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