

## 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

Available upon request

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$364,750

Property type

Land

Suburb

Officer

Period-from

01 Nov 2020

to

31 Oct 2021

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

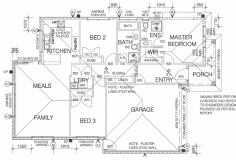
27 Rosedene Avenue Officer VIC 3809	\$350,000	18-Jun-21
22 Jomon Way Officer VIC 3809	\$370,000	19-May-21

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: 10 November 2021

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**27 Rosedene Avenue Officer VIC 3809**

3 2 2

Sold Price **\$350,000** Sold Date **18-Jun-21**

Distance **1.22km**



**22 Jomon Way Officer VIC 3809**

- - -

Sold Price **\$370,000** Sold Date **19-May-21**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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