

## 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

30 AMBLESIDE WAY 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2022

to

31 May 2023

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 3 VALENTINE CRESCENT OFFICER VIC 3809 | \$1,315,000 | 17-May-23 |
| 17 LEVENS WAY OFFICER VIC 3809        | \$1,250,000 | 10-May-23 |
| 9 GOLDSBOROUGH DRIVE OFFICER VIC 3809 | \$1,130,000 | 03-May-23 |

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: 19 June 2023



**3 VALENTINE CRESCENT OFFICER VIC 3809**

 4  2  2

Sold Price <sup>RS</sup> **\$1,315,000** <sup>UN</sup> Sold Date **17-May-23**

Distance **0.88km**



**17 LEVENS WAY OFFICER VIC 3809**

 5  3  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **10-May-23**

Distance **0.3km**



**9 GOLDSBOROUGH DRIVE OFFICER VIC 3809**

 4  2  2

Sold Price **\$1,130,000** Sold Date **03-May-23**

Distance **0.38km**



**26 TODDINGTON AVENUE OFFICER VIC 3809**

 4  2  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **22-May-23**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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