

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

9 Oros Way 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2019

to

31 Mar 2020

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

| | | |
|---|-----------|-----------|
| 15 Gene Drive Officer VIC 3809 | \$620,000 | 04-Mar-20 |
| 13 Zoe Lane Officer VIC 3809 | \$610,000 | 20-Jan-20 |
| 89 Timbertop Boulevard Officer VIC 3809 | \$600,000 | 06-Mar-20 |

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: 06 April 2020


15 Gene Drive Officer VIC 3809

Sold Price

^{RS}
\$620,000

Sold Date

04-Mar-20
 4
  2
  2

Distance

0.54km

13 Zoe Lane Officer VIC 3809

Sold Price

\$610,000

Sold Date

20-Jan-20
 4
  2
  2

Distance

0.42km

**89 Timbertop Boulevard Officer
VIC 3809**

Sold Price

^{RS}
\$600,000

Sold Date

06-Mar-20
 4
  2
  2

Distance

1.37km
RS = Recent sale

UN = Undisclosed Sale

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