

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

41 CRAFT STREET 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,750

Property type

Other

Suburb

Officer

Period-from

01 Nov 2022

to

31 Oct 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

4 CLEARFELL STREET OFFICER VIC 3809	\$405,000	05-Sep-23
9 HANDLEY CRESCENT OFFICER VIC 3809	\$383,000	02-Aug-23
17 MESSMATE STREET OFFICER VIC 3809	\$399,000	10-Jul-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: 29 November 2023

**4 CLEARFELL STREET OFFICER
VIC 3809**

- - -

Sold Price

\$405,000

Sold Date

05-Sep-23

Distance

0.51km**9 HANDLEY CRESCENT OFFICER
VIC 3809**

- - -

Sold Price

\$383,000

Sold Date

02-Aug-23

Distance

1.37km**17 MESSMATE STREET OFFICER
VIC 3809**

3 - 2 - 1

Sold Price

\$399,000

Sold Date

10-Jul-23

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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