

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

3 AUSTEN AVENUE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

60 LINCOLN AVENUE OFFICER VIC 3809	\$800,000	21-Sep-24
11 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	\$771,000	23-Sep-24
33 BRIDGE ROAD OFFICER VIC 3809	\$795,000	20-Sep-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: 03 October 2024

AREASPECIALIST

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60 LINCOLN AVENUE OFFICER VIC 3809 Sold Price

^{RS} **\$800,000** Sold Date **21-Sep-24**

4 2 2

Distance **2.96km**



**11 DOUBLE DELIGHT DRIVE
BEACONSFIELD VIC 3807**

Sold Price

^{RS} **\$771,000** Sold Date **23-Sep-24**

4 2 2

Distance **3.29km**



33 BRIDGE ROAD OFFICER VIC 3809

Sold Price

^{RS} **\$795,000** Sold Date **20-Sep-24**

4 2 2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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