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	1 MANHATTAN DRIVE 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Officer
Period-from	01 Jan 2024	to	31 Dec 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
9 CAPTAIN STREET OFFICER VIC 3809	$740,000	05-Sep-24
16 MALLARD AVENUE OFFICER VIC 3809	$720,000	15-Oct-24
26 BELLHAVEN CIRCUIT CLYDE NORTH VIC 3978	$740,100	14-Oct-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: 15 January 2025

Harcourts Pakenham

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9 CAPTAIN STREET OFFICER VIC 3809

3 2 2

Sold Price **$740,000** Sold Date **05-Sep-24**

Distance **1.46km**



16 MALLARD AVENUE OFFICER VIC 3809

4 2 2

Sold Price **$720,000** Sold Date **15-Oct-24**

Distance **1.24km**



26 BELLHAVEN CIRCUIT CLYDE NORTH VIC 3978

4 2 2

Sold Price **$740,100** Sold Date **14-Oct-24**

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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