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<br>Including suburb and postcode | 5 VITA PLACE 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 | $600,000 | & | $660,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | 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 |
|---|---|---|
| 14A BAYVIEW ROAD OFFICER VIC 3809 | $660,000 | 19-Jul-24 |
| 10 DENTON DRIVE OFFICER VIC 3809 | $640,000 | 29-Jul-24 |
| 69 MCMULLEN ROAD OFFICER VIC 3809 | $645,000 | 18-Jun-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: 07 October 2024

Harcourts Pakenham

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**14A BAYVIEW ROAD OFFICER VIC 3809**

4 2 2

Sold Price **$660,000** Sold Date **19-Jul-24**

Distance **0.02km**



**10 DENTON DRIVE OFFICER VIC 3809**

4 2 2

Sold Price RS **$640,000** Sold Date **29-Jul-24**

Distance **0.58km**



**69 MCMULLEN ROAD OFFICER VIC 3809**

4 2 2

Sold Price **$645,000** Sold Date **18-Jun-24**

Distance **1.29km**

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

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