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	4 KOBA 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	$475,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	Officer
Period-from	01 Dec 2021	to	30 Nov 2022	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.

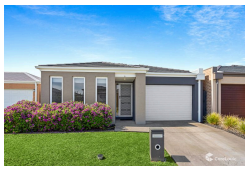
Address of comparable property	Price	Date of sale
56 MANCHESTER BOULEVARD OFFICER VIC 3809	$485,000	04-Oct-22
67 FLANAGAN AVENUE OFFICER VIC 3809	$500,000	16-Aug-22
5 TAGORE WALK OFFICER VIC 3809	$500,000	06-Jul-22

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: 19 December 2022

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56 MANCHESTER BOULEVARD OFFICER VIC 3809

2 1 1

Sold Price RS $485,000 Sold Date 04-Oct-22

Distance 1.77km



67 FLANAGAN AVENUE OFFICER VIC 3809

2 2 1

Sold Price $500,000 Sold Date 16-Aug-22

Distance 0.41km



5 TAGORE WALK OFFICER VIC 3809

2 2 1

Sold Price Sold Date 06-Jul-22

Distance 0.62km

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

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