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	31 Denton 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Officer
Period-from	01 Oct 2020	to	30 Sep 2021	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
25 Denton Drive Officer VIC 3809	$683,500	07-Sep-21
21 Denton Drive Officer VIC 3809	$655,000	29-Apr-21
6 Ravensdale Avenue Officer VIC 3809	$630,000	01-Sep-21

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 October 2021

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25 Denton Drive Officer VIC 3809

3 2 2

Sold Price RS $683,500 Sold Date 07-Sep-21

Distance 0.04km



21 Denton Drive Officer VIC 3809

3 2 2

Sold Price $655,000 Sold Date 29-Apr-21

Distance 0.06km



6 Ravensdale Avenue Officer VIC 3809

3 2 2

Sold Price RS $630,000 Sold Date 01-Sep-21

Distance 0.08km

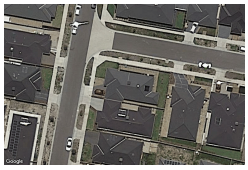


3 Rosina Drive Officer VIC 3809

3 2 2

Sold Price RS $675,100 Sold Date 31-Aug-21

Distance 0.1km



13 Clara Drive Officer VIC 3809

3 2 2

Sold Price $625,000 Sold Date 15-Jul-21

Distance 0.42km



3 Jomon Way Officer VIC 3809

3 2 2

Sold Price $661,000 Sold Date 20-May-21

Distance 0.51km

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

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86 Hedgevale Drive Officer VIC 3809

3 2 2

Sold Price **$631,500** Sold Date **20-Apr-21**

Distance **0.6km**



22 Craft Street Officer VIC 3809

3 2 2

Sold Price **$650,000** Sold Date **14-Jun-21**

Distance **0.63km**

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

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