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 Sturt Court 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	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Officer
Period-from	01 Nov 2020	to	31 Oct 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
3/10 Station Street Officer VIC 3809	$420,000	08-Jul-21
8 Ezra Crescent Officer VIC 3809	$460,000	15-Jul-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: 04 November 2021

OBrien Real Estate
Andrew Athanasiou
P 03 5995 0500
M 0421 252 344
E andrew.a@obrienrealestate.com.au



3/10 Station Street Officer VIC 3809

2 1 1

Sold Price **$420,000** Sold Date **08-Jul-21**

Distance **0.54km**



8 Ezra Crescent Officer VIC 3809

2 2 1

Sold Price **$460,000** Sold Date **15-Jul-21**

Distance **0.61km**

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

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