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 | 165 MARY STREET 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 | $570,000 | & | $620,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | Suburb | Officer |
| Period-from | 01 Jun 2023 | to | 31 May 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 |
|---|---|---|
| 24 EARHART STREET PAKENHAM VIC 3810 | $570,000 | 03-May-24 |
| 9 BLUESTONE STREET PAKENHAM VIC 3810 | $600,000 | 22-Feb-24 |
| 28 OLD TRAFFORD WAY OFFICER VIC 3809 | $620,000 | 01-May-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: 11 June 2024

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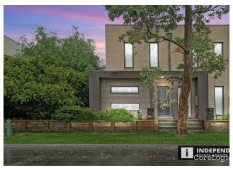


**24 EARHART STREET PAKENHAM VIC 3810**

3 2 2

Sold Price **$570,000** Sold Date **03-May-24**

Distance **1.39km**



**9 BLUESTONE STREET PAKENHAM VIC 3810**

3 2 2

Sold Price **$600,000** Sold Date **22-Feb-24**

Distance **1.53km**



**28 OLD TRAFFORD WAY OFFICER VIC 3809**

3 2 2

Sold Price **$620,000** Sold Date **01-May-24**

Distance **1.12km**

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

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