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 | 310 RIX ROAD 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 | $575,000 | & | $630,000 |

## 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 |
|---|---|---|
| 279 RIX ROAD OFFICER VIC 3809 | $630,000 | 23-Jan-24 |
| 9 DAKOTA STREET OFFICER VIC 3809 | $623,000 | 05-Mar-24 |
| 15 TAGORE WALK OFFICER VIC 3809 | $605,000 | 27-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: 18 June 2024

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**279 RIX ROAD OFFICER VIC 3809**

3 2 2

Sold Price **$630,000** Sold Date **23-Jan-24**

Distance **0.2km**



**9 DAKOTA STREET OFFICER VIC 3809**

3 2 2

Sold Price **$623,000** Sold Date **05-Mar-24**

Distance **0.23km**



**15 TAGORE WALK OFFICER VIC 3809**

3 2 2

Sold Price RS **$605,000** Sold Date **27-May-24**

Distance **1.63km**

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

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