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	33 Adler Street, Officer, Vic 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	$430,000	&	$450,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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 six 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 Hartworth Close, Officer, VIC 3809	$440,000	10/03/2025
Lot 12, 40 Starling Road, Officer, VIC 3809	$440,000	22/07/2025
Lot 313, 20 Heritage Way, Officer, VIC 3809	$467,900	29/07/2025

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 six months.~~

This Statement of Information was prepared on: 27/08/2025