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	3 LEVENS WAY 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	$895,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Officer
Period-from	01 Jul 2023	to	30 Jun 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
5 COMPTON LANE OFFICER VIC 3809	$965,000	19-Apr-24
12 HEDGEVALE DRIVE OFFICER VIC 3809	$910,000	05-Mar-24
16 WAKEHURST WAY OFFICER VIC 3809	$923,000	02-Apr-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: 17 July 2024

Harcourts Pakenham

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5 COMPTON LANE OFFICER VIC 3809

4 2 2

Sold Price **$965,000** Sold Date **19-Apr-24**

Distance **0.2km**



12 HEDGEVALE DRIVE OFFICER VIC 3809

4 2 2

Sold Price **$910,000** Sold Date **05-Mar-24**

Distance **0.31km**



16 WAKEHURST WAY OFFICER VIC 3809

4 2 2

Sold Price **$923,000** Sold Date **02-Apr-24**

Distance **0.32km**

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

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