

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

Lot 101, 90 McMullen Rd Officer

Indicative selling price

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

Single price

Median sale price

Median price

\$ 520,000

Property type

Land

Suburb

Officer

Period - From

Jan 25

to

Mar 25

Source

Realestate.com.au

Comparable property sales

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
129 McMullen Road, Officer	\$4500,000	2 nd April 25
131 Grandvue Boulevard, Officer	\$420,000	27 th Mar 25
10 Accord Avenue, Officer	\$320,000	2 nd Jan 25

This Statement of Information was prepared on: 20/03/2025