

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

TIVENDALE 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 ROSINA DRIVE OFFICER VIC 3809	740000	09-Feb-22
29 COTSWOLD CRESCENT OFFICER VIC 3809	860000	29-Jan-22
5 CAPTAIN STREET OFFICER VIC 3809	745000	11-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 June 2022



10 ROSINA DRIVE OFFICER VIC 3809

4 2 2

Sold Price

740000

Sold Date **09-Feb-22**

Distance

1km



29 COTSWOLD CRESCENT OFFICER VIC 3809

4 3 2

Sold Price

860000

Sold Date **29-Jan-22**

Distance

0.97km



5 CAPTAIN STREET OFFICER VIC 3809

4 2 2

Sold Price

^{RS}**745000**

Sold Date **11-May-22**

Distance

0.93km



11 AMBLESIDE WAY OFFICER VIC 3809

3 2 2

Sold Price

^{RS}**790000**

Sold Date **08-Jun-22**

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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