

## 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

22 Mary Street Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 7 Violet Crescent Officer VIC 3809 | \$775,000 | 20-Nov-18 |
| 58 Arena Parade Officer VIC 3809   | \$805,000 | 04-Feb-19 |
| 5 Kooyong Close Officer VIC 3809   | \$830,000 | 17-Nov-18 |

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: 08 November 2019



**7 Violet Crescent Officer VIC 3809** Sold Price **\$775,000** Sold Date **20-Nov-18**

 4
  2
  2

Distance **0.62km**



**58 Arena Parade Officer VIC 3809** Sold Price **\$805,000** Sold Date **04-Feb-19**

 4
  2
  2

Distance **1.14km**



**5 Kooyong Close Officer VIC 3809** Sold Price **\$830,000** Sold Date **17-Nov-18**

 4
  2
  2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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