

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

12 Atherton Avenue Officer South 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

\$232,000

Property type

House Land

Suburb

Officer South

Period-from

01 Feb 2021

to

31 Jan 2022

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

1 Atherton Avenue Officer South VIC 3809

\$900,000

20-Oct-21

3 Merbein Way Officer South VIC 3809

\$920,000

12-Aug-21

21 Atherton Avenue Officer South VIC 3809

\$930,000

15-Nov-21

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 February 2022

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	1 Atherton Avenue Officer South VIC 3809	Sold Price	\$900,000	Sold Date	20-Oct-21
	 4  2  -			Distance	0.09km
	3 Merbein Way Officer South VIC 3809	Sold Price	\$920,000	Sold Date	12-Aug-21
	 4  2  2			Distance	0.08km
	21 Atherton Avenue Officer South VIC 3809	Sold Price	^{RS} \$930,000 ^{UN}	Sold Date	15-Nov-21
	 3  2  2			Distance	0.12km

RS = Recent sale

UN = Undisclosed Sale

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