

## 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

14 KADUNA DRIVE OFFICER SOUTH VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Officer South

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 17 KADUNA DRIVE OFFICER SOUTH VIC 3809      | \$750,000 | 30-Aug-23 |
| 13 LEESON STREET OFFICER SOUTH VIC 3809     | \$775,000 | 17-Jul-23 |
| 13 PRIDLEY BOULEVARD OFFICER SOUTH VIC 3809 | \$899,000 | 11-Sep-23 |

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: 10 October 2023



**17 KADUNA DRIVE OFFICER  
SOUTH VIC 3809**

 3  2  2

Sold Price **\$750,000** Sold Date **30-Aug-23**

Distance **0.05km**

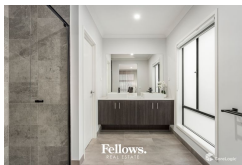


**13 LEESON STREET OFFICER  
SOUTH VIC 3809**

 4  2  2

Sold Price **\$775,000** Sold Date **17-Jul-23**

Distance **0.12km**



**13 PRIDLEY BOULEVARD OFFICER  
SOUTH VIC 3809**

 4  2  2

Sold Price <sup>RS</sup> **\$899,000** Sold Date **11-Sep-23**

Distance **0.54km**

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

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