

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

1 JOMON WAY 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2023

to

30 Nov 2024

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

8 PAPA WAY OFFICER VIC 3809	\$680,000	01-Nov-24
16 CRAFT STREET OFFICER VIC 3809	\$718,000	08-Aug-24
10 GENE DRIVE OFFICER VIC 3809	\$707,500	02-Jul-24

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.~~

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8 PAPA WAY OFFICER VIC 3809

Sold Price

^{RS} **\$680,000** ^{UN}

Sold Date **01-Nov-24**

3 2 2

Distance **0.12km**



16 CRAFT STREET OFFICER VIC 3809

Sold Price

\$718,000

Sold Date **08-Aug-24**

3 2 2

Distance **0.17km**



10 GENE DRIVE OFFICER VIC 3809

Sold Price

\$707,500

Sold Date **02-Jul-24**

3 2 2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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