

## 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

19 PENNINE CIRCUIT OFFICER 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

\$660,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 9 LANSDOWN AVENUE OFFICER VIC 3809 | \$660,000 | 22-Aug-24 |
| 16 BISQUE WAY OFFICER VIC 3809     | \$675,000 | 23-Nov-24 |
| 5 NEWARK PLACE OFFICER VIC 3809    | \$665,000 | 01-Nov-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.~~

This Statement of Information was prepared on: 05 February 2025

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**9 LANSDOWN AVENUE OFFICER VIC 3809**

Sold Price

**\$660,000**

Sold Date **22-Aug-24**

 4  2  1

Distance **0.26km**



**16 BISQUE WAY OFFICER VIC 3809**

Sold Price

**\$675,000**

Sold Date **23-Nov-24**

 3  2  2

Distance **0.63km**



**5 NEWARK PLACE OFFICER VIC 3809**

Sold Price

**\$665,000**

Sold Date **01-Nov-24**

 3  2  2

Distance **0.63km**



**10 BISQUE WAY OFFICER VIC 3809**

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **09-Dec-24**

 3  2  2

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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