

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

11 MANCHESTER BOULEVARD 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2024

to

31 Mar 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

11 SCARLET CRESCENT PAKENHAM VIC 3810	570000	07-Feb-25
8 VIRIDIAN AVENUE OFFICER VIC 3809	560000	30-Jan-25
19 FLAXLILLY CRESCENT OFFICER VIC 3809	565000	25-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.~~

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11 SCARLET CRESCENT PAKENHAM VIC 3810 Sold Price

570000 Sold Date **07-Feb-25**

 3  1  1

Distance **1.68km**



8 VIRIDIAN AVENUE OFFICER VIC 3809 Sold Price

560000 Sold Date **30-Jan-25**

 3  1  2

Distance **0.52km**



19 FLAXLILLY CRESCENT OFFICER VIC 3809 Sold Price

565000 Sold Date **25-Nov-24**

 3  2  1

Distance **1.17km**



22B BRIDGE ROAD OFFICER VIC 3809 Sold Price

560000 Sold Date **08-Nov-24**

 3  2  -

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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