

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 Manhattan Drive 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,750

Property type

House

Suburb

Officer

Period-from

01 Jan 2021

to

31 Dec 2021

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

20 Brooklyn Street Officer VIC 3809	\$649,500	01-Jul-21
6 Jersey Crescent Officer VIC 3809	\$670,000	15-Nov-21
61 Lincoln Avenue Officer VIC 3809	\$690,000	25-May-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: 11 January 2022



20 Brooklyn Street Officer VIC 3809

 4  2  2

Sold Price

\$649,500

Sold Date

01-Jul-21

Distance

0.25km



6 Jersey Crescent Officer VIC 3809

 4  2  2

Sold Price

^{RS} **\$670,000**

Sold Date

15-Nov-21

Distance

0.16km



61 Lincoln Avenue Officer VIC 3809

 4  2  2

Sold Price

\$690,000

Sold Date

25-May-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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