

## 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

5 GALLE AVENUE OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2022

to

31 Mar 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

8 WONDER STREET OFFICER VIC 3809	\$880,000	11-Nov-22
54 GRISHAM DRIVE OFFICER VIC 3809	\$870,000	14-Feb-23
100 GRANDVUE BOULEVARD PAKENHAM VIC 3810	\$886,500	04-Feb-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: 11 April 2023



**8 WONDER STREET OFFICER VIC 3809**

 4  2  2

Sold Price

**\$880,000**

Sold Date

**11-Nov-22**

Distance

**0.77km**



**54 GRISHAM DRIVE OFFICER VIC 3809**

 4  2  2

Sold Price

**\$870,000**

Sold Date

**14-Feb-23**

Distance

**1.17km**



**100 GRANDVUE BOULEVARD  
PAKENHAM VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$886,500**

Sold Date

**04-Feb-23**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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