

## 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

39 DANGELO 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

\$735,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Land

Suburb

Officer

Period-from

01 Jul 2023

to

30 Jun 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

237 PINK HILL BOULEVARD OFFICER VIC 3809	\$690,000	03-May-24
4 GLEESON WAY OFFICER VIC 3809	\$690,000	26-Feb-24
10 ADDISON CLOSE OFFICER VIC 3809	\$672,000	03-Feb-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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**237 PINK HILL BOULEVARD  
OFFICER VIC 3809**

3 2 2

Sold Price **\$690,000** Sold Date **03-May-24**

Distance **0.83km**



**4 GLEESON WAY OFFICER VIC  
3809**

3 2 -

Sold Price

Sold Date **26-Feb-24**

Distance **0.91km**



**10 ADDISON CLOSE OFFICER VIC  
3809**

4 2 2

Sold Price

**\$672,000** Sold Date **03-Feb-24**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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