

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

41 DANGELO AVENUE 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	\$639,000	&	\$699,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$730,000	Property type	House	Suburb	Officer
Period-from	01 Sep 2023	to	31 Aug 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
10/19 COTSWOLD CRESCENT OFFICER VIC 3809	\$675,000	06-Aug-24
17 FAIRWEATHER PARADE OFFICER VIC 3809	\$695,000	30-Apr-24
237 PINK HILL BOULEVARD OFFICER VIC 3809	\$690,000	03-May-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: 23 September 2024

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**10/19 COTSWOLD CRESCENT
OFFICER VIC 3809**

3 2 2

Sold Price

^{RS} **\$675,000** Sold Date **06-Aug-24**

Distance **0.24km**



**17 FAIRWEATHER PARADE
OFFICER VIC 3809**

3 2 2

Sold Price

\$695,000 Sold Date **30-Apr-24**

Distance **0.59km**



**237 PINK HILL BOULEVARD
OFFICER VIC 3809**

3 2 2

Sold Price

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

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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