

## 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 70-100 Lecky Road Officer VIC 3809  
-Banyan Place

### 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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
17 Rowling Drive Officer VIC 3809	\$510,000	12-Oct-20
66 Mary Street Officer VIC 3809	\$535,000	27-Aug-20
202 Primrose Avenue Officer VIC 3809	\$555,000	23-Apr-20

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: 08 April 2021

# AREASPECIALIST

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**17 Rowling Drive Officer VIC 3809**

Sold Price

**\$510,000**

Sold Date

**12-Oct-20**

 4  2  2

Distance

**0.91km**



**66 Mary Street Officer VIC 3809**

Sold Price

**\$535,000**

Sold Date

**27-Aug-20**

 4  2  2

Distance

**0.63km**



**202 Primrose Avenue Officer VIC 3809**

Sold Price

**\$555,000**

Sold Date

**23-Apr-20**

 4  2  2

Distance

**3.19km**

RS = Recent sale

UN = Undisclosed Sale

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