

## 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

12 CHARMING LOOP 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	\$780,000	&	\$850,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$749,000	Property type	House	Suburb	Officer
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

### 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
13 CHARMING LOOP OFFICER VIC 3809	\$770,000	24-Apr-25
16 IXIA STREET OFFICER VIC 3809	\$817,500	17-Aug-25
6 LINCOLN AVENUE OFFICER VIC 3809	\$800,000	08-Oct-25

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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**13 CHARMING LOOP OFFICER VIC 3809** Sold Price **\$770,000** Sold Date **24-Apr-25**

4 2 2

Distance **0.05km**



**16 IXIA STREET OFFICER VIC 3809** Sold Price **\$817,500** Sold Date **17-Aug-25**

4 2 2

Distance **0.26km**



**6 LINCOLN AVENUE OFFICER VIC 3809** Sold Price **\$800,000** Sold Date **08-Oct-25**

4 2 2

Distance **0.38km**



**4 OAKWOOD CLOSE OFFICER VIC 3809** Sold Price **\$830,000** Sold Date **03-Nov-25**

4 2 2

Distance **1.79km**



**41 HEFFERMAN DRIVE OFFICER VIC 3809** Sold Price **\$820,000** Sold Date **20-Oct-25**

4 2 2

Distance **3.28km**

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

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