

## 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

16 TURNBRIDGE ROAD 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2023

to

31 Jul 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

9 CRANBROOK CIRCUIT OFFICER VIC 3809	\$705,000	09-Mar-24
4 CRANBROOK CIRCUIT OFFICER VIC 3809	\$688,000	17-May-24
34 VERDANT AVENUE OFFICER VIC 3809	\$700,000	01-Jul-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: 27 August 2024

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**9 CRANBROOK CIRCUIT OFFICER  
VIC 3809**

Sold Price

**\$705,000**Sold Date **09-Mar-24** 4  2  -

Distance

**0.1km****4 CRANBROOK CIRCUIT OFFICER  
VIC 3809**

Sold Price

**\$688,000**Sold Date **17-May-24** 4  2  2

Distance

**0.15km****34 VERDANT AVENUE OFFICER  
VIC 3809**

Sold Price

<sup>RS</sup> **\$700,000**Sold Date **01-Jul-24** 3  2  2

Distance

**0.26km****RS** = Recent sale**UN** = Undisclosed Sale

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