

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

10 BOYD LANE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2021

to

30 Nov 2022

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

57 PIONEER WAY OFFICER VIC 3809	\$620,000	03-Oct-22
15 CHERRINGTON AVENUE OFFICER VIC 3809	\$655,000	15-Nov-22
16 COPPER BEECH ROAD BEACONSFIELD VIC 3807	\$600,000	05-Sep-22

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 December 2022



57 PIONEER WAY OFFICER VIC 3809

 3  2  1

Sold Price

^{RS}

\$620,000

Sold Date

03-Oct-22

Distance

0.21km



15 CHERRINGTON AVENUE OFFICER VIC 3809

 3  2  1

Sold Price

\$655,000

Sold Date

15-Nov-22

Distance

0.09km



16 COPPER BEECH ROAD BEACONSFIELD VIC 3807

 3  2  1

Sold Price

\$600,000

Sold Date

05-Sep-22

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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