

## 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

31 Ixia Street, Officer, VIC-3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

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or range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$779,473

Property type

House

Suburb

Officer

Period - From

July 2024

to

July 2024

Source

RP Data – Core Logic

### Comparable property sales

**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 six months.

This Statement of Information was prepared on: 31/10/2024