

## 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 ORRONG DRIVE 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

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2022

to

31 May 2023

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

14 FRANKLIN WAY OFFICER VIC 3809	\$720,000	10-May-23
5 BINAH STREET OFFICER VIC 3809	\$715,000	24-Jan-23

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: 29 June 2023



**14 FRANKLIN WAY OFFICER VIC  
3809**

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Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **10-May-23**

Distance **0.77km**



**5 BINAH STREET OFFICER VIC  
3809**

 3  2  2

Sold Price

**\$715,000**

Sold Date **24-Jan-23**

Distance **0.5km**

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

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