

## 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

108 Dodson 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2019

to

31 Oct 2020

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 Jersey Crescent Officer VIC 3809	\$600,000	07-Jun-20
15 Pelham Street Officer VIC 3809	\$590,000	04-Jul-20
12 Seuss Drive Officer VIC 3809	\$596,000	28-Aug-20

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: 04 November 2020



**9 Jersey Crescent Officer VIC 3809** Sold Price **\$600,000** Sold Date **07-Jun-20**

 4  2  2

Distance **0.82km**



**15 Pelham Street Officer VIC 3809** Sold Price **\$590,000** Sold Date **04-Jul-20**

 4  2  2

Distance **0.9km**



**12 Seuss Drive Officer VIC 3809** Sold Price **\$596,000** Sold Date **28-Aug-20**

 4  2  2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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