

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

4 NATURE AVENUE 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 2025

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 KOORYONG CLOSE OFFICER VIC 3809	\$920,000	06-May-25
1 ALICE COURT OFFICER VIC 3809	\$930,000	28-Jan-25
16 CLENDON DRIVE OFFICER VIC 3809	\$920,000	13-Jun-25

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: 21 July 2025

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9 KOOYONG CLOSE OFFICER VIC 3809

Sold Price

^{RS}

\$920,000

Sold Date

06-May-25

 4

 2

 2

Distance

0.28km



1 ALICE COURT OFFICER VIC 3809

Sold Price

\$930,000

Sold Date

28-Jan-25

 4

 2

 2

Distance

0.33km



16 CLENDON DRIVE OFFICER VIC 3809

Sold Price

^{RS}

\$920,000

Sold Date

13-Jun-25

 4

 2

 2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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