## 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

38 KADUNA DRIVE OFFICER SOUTH 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 \$580,000 & \$638,000	Single Price			\$580,000	&	\$638,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$785,000	Prop	erty type	e House		Suburb	Officer South
Period-from	01 Jul 2024	to	30 Jun 2	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
11 ARISTOTLE WAY OFFICER VIC 3809	\$647,000	26-Jun-25
54 POE CIRCUIT OFFICER VIC 3809	\$640,000	12-Jun-25
106 MARY STREET OFFICER VIC 3809	\$650,000	14-Apr-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: 07 July 2025



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11 ARISTOTLE WAY OFFICER VIC Sold Price 3809

RS \$647,000 Sold Date 26-Jun-25

1.87km Distance



54 POE CIRCUIT OFFICER VIC 3809

₾ 2

₽ 2

Sold Price

\*\* \$640,000 Sold Date 12-Jun-25

Distance 1.82km



106 MARY STREET OFFICER VIC 3809

Sold Price

**\$650,000** Sold Date **14-Apr-25** 

□ 3

**=** 3

二 3 ₽ 2 Distance

1.31km

**RS** = Recent sale

UN = Undisclosed Sale

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