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	5 BARLOW STREET 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$719,000	Property type	House	Suburb	Officer
Period-from	01 May 2024	to	30 Apr 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
8 ORRONG DRIVE OFFICER VIC 3809	$470,000	05-Apr-24
20 CENTELLA CRESCENT OFFICER VIC 3809	$460,000	20-Nov-24
16 BURSARIA GROVE OFFICER VIC 3809	$465,000	30-Jan-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: 06 May 2025

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8 ORRONG DRIVE OFFICER VIC 3809

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Sold Price **$470,000** Sold Date **05-Apr-24**

Distance **0.19km**



20 CENTELLA CRESCENT OFFICER VIC 3809

4 2 2

Sold Price **$460,000** Sold Date **20-Nov-24**

Distance **1.19km**



16 BURSARIA GROVE OFFICER VIC 3809

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Sold Price **$465,000** Sold Date **30-Jan-25**

Distance **1.35km**

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

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