

## 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 ONYX CRESCENT 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

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,825

Property type

Unit

Suburb

Officer

Period-from

01 Jul 2023

to

30 Jun 2024

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

23 ONYX CRESCENT OFFICER VIC 3809	\$490,000	07-Mar-24
25 SABLE CIRCUIT OFFICER VIC 3809	\$480,000	03-Mar-24

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: 02 July 2024

**23 ONYX CRESCENT OFFICER VIC  
3809**

Sold Price

**\$490,000**

Sold Date

**07-Mar-24** 3  2  1

Distance

**0.03km****25 SABLE CIRCUIT OFFICER VIC  
3809**

Sold Price

**\$480,000**

Sold Date

**03-Mar-24** 3  2  1

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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