

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

120/34 MCMULLEN ROAD 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

\$550,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Officer

Period-from

01 Mar 2024

to

28 Feb 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

148/34 MCMULLEN ROAD OFFICER VIC 3809	\$560,000	29-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: 20 March 2025

Benjamin Duke

M 0400234572

E ben.d@neilsonpartners.com.au



148/34 MCMULLEN ROAD OFFICER Sold Price
VIC 3809

^{RS} **\$560,000** Sold Date **29-Jan-25**

 2  1  1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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