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<br>Including suburb and postcode | 4 The Close Scoresby VIC 3179 |

## 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 | $790,000 | & | $869,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $732,000 | Property type | House | Suburb | Scoresby |
| Period-from | 01 Jan 2019 | to | 31 Dec 2019 | 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 |
|---|---|---|
| 31 Vinen Road Scoresby VIC 3179 | $785,000 | 28-Jun-19 |
| 21 Seville Grove Scoresby VIC 3179 | $860,000 | 29-Nov-19 |
| 31 Westburn Grove Scoresby VIC 3179 | $815,000 | 08-Jun-19 |

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: 14 January 2020

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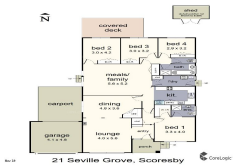
**31 Vinen Road Scoresby VIC 3179** Sold Price **$785,000** Sold Date **28-Jun-19**

4 2 2 Distance **1.02km**




**21 Seville Grove Scoresby VIC 3179** Sold Price RS **$860,000** Sold Date **29-Nov-19**

4 2 2 Distance **1.15km**




**31 Westburn Grove Scoresby VIC 3179** Sold Price **$815,000** Sold Date **08-Jun-19**

4 2 2 Distance **1.19km**

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

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