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	LOT 1/1 Rosa Street 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$788,000	Property type	House	Suburb	Scoresby
Period-from	01 May 2020	to	30 Apr 2021	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
2/110 Harley Street North Knoxfield VIC 3180	$682,000	25-Nov-20
689 Stud Road Scoresby VIC 3179	$710,000	28-Apr-21
1/33 Lloyd Street Knoxfield VIC 3180	$730,000	23-Apr-21

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 2021

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2/110 Harley Street North Knoxfield VIC 3180

3 2 2

Sold Price **$682,000** Sold Date **25-Nov-20**

Distance **1.29km**



689 Stud Road Scoresby VIC 3179

3 2 1

Sold Price RS **$710,000** Sold Date **28-Apr-21**

Distance **0.03km**



1/33 Lloyd Street Knoxfield VIC 3180

3 2 2

Sold Price RS **$730,000** Sold Date **23-Apr-21**

Distance **1.81km**

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

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