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	43 Berrabri Drive 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	$1,000,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,500	Property type	House	Suburb	Scoresby
Period-from	01 Jun 2020	to	31 May 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
53 Berrabri Drive Scoresby VIC 3179	$1,100,000	01-May-21
9 Sandvyk Court Scoresby VIC 3179	$1,054,000	27-Mar-21
28 Arnold Drive Scoresby VIC 3179	$1,012,000	27-May-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.~~

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53 Berrabri Drive Scoresby VIC 3179

4 2 2

Sold Price RS $1,100,000 Sold Date 01-May-21

Distance 0.09km



9 Sandvyk Court Scoresby VIC 3179

4 2 6

Sold Price $1,054,000 Sold Date 27-Mar-21

Distance 0.47km



28 Arnold Drive Scoresby VIC 3179

4 2 2

Sold Price RS $1,012,000 Sold Date 27-May-21

Distance 1.54km

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

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