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	97 GEORGE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$964,500	Property type	House	Suburb	Scoresby
Period-from	01 Oct 2023	to	30 Sep 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
7 DENHAM COURT SCORESBY VIC 3179	$885,000	18-Jun-24
6 BAMBA COURT SCORESBY VIC 3179	$851,000	28-Jun-24
27 CHRISTIE STREET KNOXFIELD VIC 3180	$850,000	29-Aug-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: 31 October 2024

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7 DENHAM COURT SCORESBY VIC 3179

3 2 2

Sold Price **$885,000** Sold Date **18-Jun-24**

Distance **1.04km**



6 BAMBA COURT SCORESBY VIC 3179

3 1 1

Sold Price **$851,000** Sold Date **28-Jun-24**

Distance **1.49km**



27 CHRISTIE STREET KNOXFIELD VIC 3180

3 1 1

Sold Price RS **$850,000** Sold Date **29-Aug-24**

Distance **1.89km**

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

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