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	2/5 INGRID 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	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,999	Property type	Unit	Suburb	Scoresby
Period-from	01 Apr 2024	to	31 Mar 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
2/7 DALE COURT SCORESBY VIC 3179	$852,000	12-Oct-24
2/38 ARNOLD DRIVE SCORESBY VIC 3179	$860,000	23-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: 02 April 2025

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2/7 DALE COURT SCORESBY VIC 3179

3 2 2

Sold Price **$852,000** Sold Date **12-Oct-24**

Distance **0.5km**



2/38 ARNOLD DRIVE SCORESBY VIC 3179

4 3 2

Sold Price RS **$860,000** Sold Date **23-Jan-25**

Distance **0.79km**

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

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