

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2020 Glenelg Highway Scarsdale VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$495,000 & \$535,000

### Median sale price

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
11 Cope Street Scarsdale VIC 335	\$560,000	11-10-2021
20 Thorne Road Smythesdale VIC 3351	\$535,000	14-02-2023
13 Lock Street Smythesdale VIC 3351	\$600,000	21-10-2021

This Statement of Information was prepared on: 11-04-2023