

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

2/18 AVRIL 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Scoresby

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/1435 FERNTREE GULLY ROAD SCORESBY VIC 3179	\$970,000	19-Mar-22
39 JOELSON AVENUE SCORESBY VIC 3179	\$855,500	05-Mar-22
6/47 KATHRYN ROAD KNOXFIELD VIC 3180	\$780,000	12-Feb-22

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: 30 March 2022


**1/1435 FERNTREE GULLY ROAD
SCORESBY VIC 3179**
 4  2  2

Sold Price

^{RS}
\$970,000

Sold Date

19-Mar-22

Distance

-


**39 JOELSON AVENUE SCORESBY
VIC 3179**
 3  2  2

Sold Price

^{RS}
\$855,500

Sold Date

05-Mar-22

Distance

-


**6/47 KATHRYN ROAD KNOXFIELD
VIC 3180**
 3  2  2

Sold Price

\$780,000

Sold Date

12-Feb-22

Distance

1.96km
RS = Recent sale

UN = Undisclosed Sale

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