





Rooms:

Property Type: House (Res) Land Size: 722 sqm **Agent Comments** 

**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** March quarter 2017: \$887,000

# Comparable Properties



19 Pamela Ct SCORESBY 3179 (REI)





Price: \$821,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: House (Res) Land Size: 878 sqm

**Agent Comments** 



29 Westburn Gr SCORESBY 3179 (REI)

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Price: \$800,000 Method: Private Sale Date: 13/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 724 sqm

Agent Comments



4 Gretel Ct SCORESBY 3179 (REI)





Price: \$756,500 Method: Auction Sale Date: 24/01/2017

Rooms: 4

Property Type: House (Res)

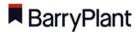
**Agent Comments** 

Account - Barry Plant





Generated: 19/06/2017 12:35



### 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	24 Glenifer Avenue, Scoresby Vic 3179
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000	Range between	\$750,000	&	\$825,000
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#### Median sale price

Median price \$887,000	House	Х	Su	ıburb	Scoresby
Period - From 01/01/2017	to 31/03	3/2017	Source	REIV	′

### Comparable property sales

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
19 Pamela Ct SCORESBY 3179	\$821,000	01/04/2017
29 Westburn Gr SCORESBY 3179	\$800,000	13/04/2017
4 Gretel Ct SCORESBY 3179	\$756,500	24/01/2017



