

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

2/1447 FERNTREE GULLY ROAD 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Scoresby

Period-from

01 Apr 2022

to

31 Mar 2023

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
1/43 DAVID STREET KNOXFIELD VIC 3180	\$856,000	01-Apr-23
7/36 KATHRYN ROAD KNOXFIELD VIC 3180	\$900,000	12-Apr-23
2/13 GILBERT COURT SCORESBY 3179	\$920,000	28-Oct-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: 17 April 2023



**1/43 DAVID STREET KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

^{RS}

\$856,000

Sold Date

01-Apr-23

Distance

1.39km



**7/36 KATHRYN ROAD KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

^{RS}

\$900,000

Sold Date

12-Apr-23

Distance

1.31km



**2/13 GILBERT COURT SCORESBY
VIC 3179**

 3  2  2

\$920,000

Sold Date

28-Oct-22

RS = Recent sale

UN = Undisclosed Sale

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