

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

105 George Street, Scoresby Vic 3179

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$895,000

House

X

Unit

Suburb

Scoresby

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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 six 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 | 8 Nigel Ct SCORESBY 3179 | \$877,000 | 22/12/2017 |
| 2 | 114 Oconnor Rd KNOXFIELD 3180 | \$830,000 | 06/03/2018 |
| 3 | 55 Rosehill St SCORESBY 3179 | \$821,000 | 07/04/2018 |

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 six months.



 4
  2
  4

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2018: \$895,000

Comparable Properties



8 Nigel Ct SCORESBY 3179 (REI)

Agent Comments

 4
  3
  1

Price: \$877,000
Method: Private Sale
Date: 22/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 730 sqm approx



114 Oconnor Rd KNOXFIELD 3180 (REI)

Agent Comments

 4
  2
  2

Price: \$830,000
Method: Sold Before Auction
Date: 06/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 715 sqm approx



55 Rosehill St SCORESBY 3179 (REI)

Agent Comments

 4
  2
  2

Price: \$821,000
Method: Auction Sale
Date: 07/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 730 sqm approx