

# 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

714 Stud Rd, Scoresby Vic 3179

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000

&

\$946,000

### Median sale price

Median price \$902,000

Property Type House

Suburb Scoresby

Period - From 01/01/2021

to 31/03/2021

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	33 Darryl St SCORESBY 3179	\$935,000	03/05/2021
2	36 Sheppard Dr SCORESBY 3179	\$899,000	17/04/2021
3	21 Arnold Dr SCORESBY 3179	\$816,500	28/11/2020

**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.~~

This Statement of Information was prepared on:

10/05/2021 12:26



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 728 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$860,000 - \$946,000  
**Median House Price**  
March quarter 2021: \$902,000

## Comparable Properties



**33 Darryl St SCORESBY 3179 (REI)**

[Agent Comments](#)

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**Price:** \$935,000  
**Method:** Sold Before Auction  
**Date:** 03/05/2021  
**Property Type:** House (Res)  
**Land Size:** 938 sqm approx



**36 Sheppard Dr SCORESBY 3179 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$899,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**21 Arnold Dr SCORESBY 3179 (VG)**

[Agent Comments](#)

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**Price:** \$816,500  
**Method:** Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx