

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 SCARSDALE-PITFIELD ROAD SCARSDALE VIC 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Scarsdale

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

24 RICHARDS COURT SCARSDALE VIC 3351	\$700,000	13-Jan-23
119 TILLIGS ROAD SCARSDALE VIC 3351	\$560,000	24-Mar-23
20 THORNE ROAD SMYTHESDALE VIC 3351	\$535,000	14-Feb-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 May 2023



24 RICHARDS COURT SCARSDALE VIC 3351 Sold Price **\$700,000** Sold Date **13-Jan-23**

4 2 3

Distance **1.5km**



119 TILLIGS ROAD SCARSDALE VIC 3351 Sold Price ^{RS} **\$560,000** Sold Date **24-Mar-23**

3 1 2

Distance **1.57km**



20 THORNE ROAD SMYTHESDALE VIC 3351 Sold Price **\$535,000** Sold Date **14-Feb-23**

4 1 6

Distance **2.77km**

RS = Recent sale

UN = Undisclosed Sale

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