Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	716 Stud Rd, Scoresby Vic 3179
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$860,000	&	\$946,000
Range between	\$860,000	&	\$946,000

Median sale price

Median price	\$902,000	Pro	perty 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

,	and the companion property		Date of care
1	33 Harley St KNOXFIELD 3180	\$920,500	21/03/2021
2	36 Sheppard Dr SCORESBY 3179	\$899,000	17/04/2021
3	35 Latona Av KNOXFIELD 3180	\$830,000	24/04/2021

OR

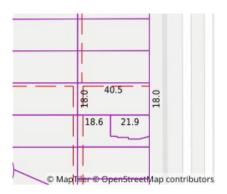
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2021 09:50



Date of sale





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Property Type: House (Previously

Occupied - Detached) Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price \$860,000 - \$946,000 Median House Price

March quarter 2021: \$902,000

Comparable Properties

33 Harley St KNOXFIELD 3180 (REI)

1 3





Agent Comments

Price: \$920,500 Method: Auction Sale Date: 21/03/2021

Property Type: House (Res) **Land Size:** 859 sqm approx



36 Sheppard Dr SCORESBY 3179 (REI)

=3







Price: \$899,000 Method: Auction Sale Date: 17/04/2021

Property Type: House (Res) Land Size: 829 sqm approx **Agent Comments**



35 Latona Av KNOXFIELD 3180 (REI)







Price: \$830,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) **Land Size:** 728 sqm approx

Agent Comments

Account - Philip Webb



