

# 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

716 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 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



**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)

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)

Agent Comments



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



### 35 Latona Av KNOXFIELD 3180 (REI)

Agent Comments



**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx