

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 or
locality and postcode

163a Judds Road, Scarsdale Vic 3351

Indicative selling price

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

Range between \$480,000

&

\$500,000

Median sale price

Median price \$311,000

House

X

Unit

Suburb or locality

Scarsdale

Period - From 01/01/2017

to

31/12/2017

Source REIV

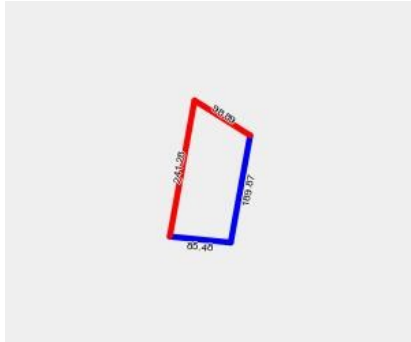
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	62 Careys Rd SCARSDALE 3351	\$525,000	24/04/2017
2	143 Browns Rd SCARSDALE 3351	\$480,000	14/12/2016
3	32 Palmer Ct SCARSDALE 3351	\$433,000	22/08/2017

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 eighteen months.

**Rooms:****Property Type:** Hobby Farm < 20 ha**Land Size:** 18423 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$500,000

Median House Price

Year ending December 2017: \$311,000

Comparable Properties

**62 Careys Rd SCARSDALE 3351 (REI/VG)**

Agent Comments

**Price:** \$525,000**Method:** Private Sale**Date:** 24/04/2017**Rooms:** 5**Property Type:** House**Land Size:** 12141 sqm approx**143 Browns Rd SCARSDALE 3351 (REI/VG)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 14/12/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 60702 sqm approx**32 Palmer Ct SCARSDALE 3351 (REI/VG)**

Agent Comments

**Price:** \$433,000**Method:** Private Sale**Date:** 22/08/2017**Rooms:** 6**Property Type:** House**Land Size:** 70330 sqm approx