

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 11 Cope Street, 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 \$* or range between \$470,000 & \$500,000

Median sale price

Median price \$447,500 Property type House Suburb Scarsdale

Period - From 01/10/2020 to 30/09/2021 Source CoreLogic

Comparable property sales

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
39 Browns-Scarsdale Road, Scarsdale Vic 3351	\$465,000	20/11/2020
21 Bandys Road, Smythesdale Vic 3351	\$475,000	29/04/2020
16 Johnston Street, Smythesdale Vic 3351	\$487,000	27/03/2021

This Statement of Information was prepared on: 06/10/2021