

# 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

75 Moppianimum Road, Scarsdale Vic 3351

### Indicative selling price

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

Single price \$\* or range between \$450,000 & \$480,000

### \* Median sale price

Median price \$ Property type Suburb

Period - From to Source

### Comparable property sales

Address of comparable property	Price	Date of sale
19 Scarsdale-Pitfield Road, Scarsdale Vic 3351	\$395,000	03/07/2019
39 Browns-Scarsdale Road, Scarsdale Vic 3351	\$465,000	20/11/2020
3	\$	

**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: 28/04/2021

**\*** "This advice does not form part of this Statement of Information \* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "