

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

11 Gretel Court, Scoresby Vic 3179

Indicative selling price

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

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$805,500

House

X

Unit

Suburb

Scoresby

Period - From

01/01/2018

to

31/12/2018

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 | 680 Stud Rd SCORESBY 3179 | \$882,000 | 09/11/2018 |
| 2 | 22 Sylphide Way WANTIRNA SOUTH 3152 | \$875,000 | 24/08/2018 |
| 3 | 31 Michele Dr SCORESBY 3179 | \$851,000 | 04/08/2018 |

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.