

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

12 Zerfas Street, Scoresby Vic 3179

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$895,000

House

X

Unit

Suburb Scoresby

Period - From 01/04/2017

to

31/03/2018

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	12 Narong Cr KNOXFIELD 3180	\$750,000	11/04/2018
2	88 Grayson Dr SCORESBY 3179	\$723,000	28/04/2018
3	123 Anne Rd KNOXFIELD 3180	\$708,000	25/02/2018

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 742 sqm approx

Agent Comments

Comparable Properties

12 Narong Cr KNOXFIELD 3180 (REI)

Agent Comments

 3  1  1

Price: \$750,000

Method: Sold Before Auction

Date: 11/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 746 sqm approx



88 Grayson Dr SCORESBY 3179 (REI)

Agent Comments

 3  1  2

Price: \$723,000

Method: Private Sale

Date: 28/04/2018

Rooms: 4

Property Type: House

Land Size: 733 sqm approx

123 Anne Rd KNOXFIELD 3180 (REI)

Agent Comments

 3  1  1

Price: \$708,000

Method: Private Sale

Date: 25/02/2018

Rooms: -

Property Type: House

Land Size: 718 sqm approx