

Michael Hill 8720 6333 0422 633 302

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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

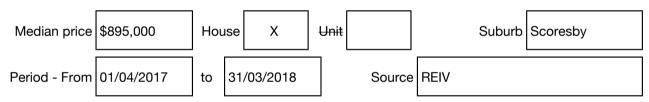
SS 12 Zerfas Street, Scoresby Vic 3179 nd de

Indicative selling price

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

| Range between \$700,000 & \$770,000 | ange between | \$700,000 | & | \$770,000 |
|---|--------------|-----------|---|-----------|
|---|--------------|-----------|---|-----------|

Median sale price



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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 742 sqm approx Agent Comments Michael Hill 8720 6333 0422 633 302 michael.hill@noeljones.com.au

Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending March 2018: \$895,000

Comparable Properties

| | 12 Narong Cr KNOXFIELD 3180 (REI) 3 4 4 4 4 4 4 4 4 4 4 4 4 4 | Agent Comments | |
|--------------|---|----------------|--|
| | Price: \$750,000 | | |
| | Method: Sold Before Auction Date: 11/04/2018 | | |
| | Rooms: - | | |
| | Property Type: House (Res) | | |
| | Land Size: 746 sqm approx | | |
| 100 | 88 Grayson Dr SCORESBY 3179 (REI) | Agent Comments | |
| Regiment | i 🚔 3 🗰 1 🛱 2 | | |
| No. of | Price: \$723,000 | | |
| 11 110 | Method: Private Sale | | |
| Service In | Date: 28/04/2018 | | |
| and they all | Rooms: 4 | | |
| | Property Type: House Land Size: 733 sqm approx | | |
| | Land Size. 755 Squit approx | | |
| | 123 Anne Rd KNOXFIELD 3180 (REI) | Agent Comments | |
| | 1 3 1 1 | | |
| | Price: \$708,000 | | |
| | Method: Private Sale | | |
| | Date: 25/02/2018 | | |
| | Rooms: - | | |
| | Property Type: House Land Size: 718 sqm approx | | |

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