

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

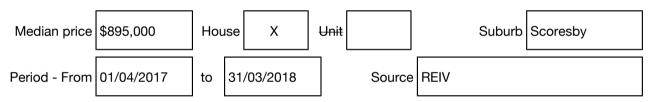
SS 12 Zerfas Street, Scoresby Vic 3179 nd de

#### 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
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#### 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

#### Generated: 18/06/2018 11:51

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	
	<b>1</b> 3 <b>1 1</b>		
	<b>Price:</b> \$708,000		
	Method: Private Sale		
	Date: 25/02/2018		
	Rooms: -		
	Property Type: House Land Size: 718 sqm approx		

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