

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 10 The Close, Scoresby, VIC 3179

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$894,500 Property Type House Suburb Scoresby (3179)

Period - From 01/09/2020 to 31/08/2021 Source Corelogic

Comparable property sales

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
5 RAY COURT, SCORESBY VIC 3179	\$950,000	21/07/2021
8 ORSON STREET, SCORESBY VIC 3179	\$965,000	26/06/2021
31 CAROL STREET, SCORESBY VIC 3179	\$998,000	19/06/2021

This Statement of Information was prepared on: 03/09/2021