

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 70 Berrabri Drive, Scoresby Vic 3179

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$865,000 House X Unit Suburb Scoresby

Period - From 01/04/2017 to 30/06/2017 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.

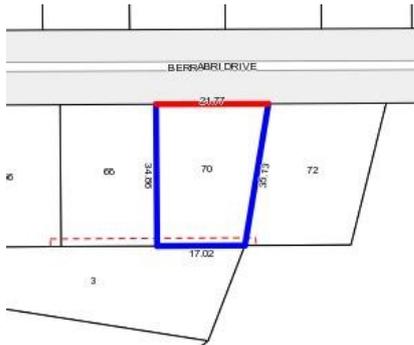
	Address of comparable property	Price	Date of sale
1	24 Haideh PI WANTIRNA SOUTH 3152	\$1,287,000	23/04/2017
2	79 Somes St WANTIRNA SOUTH 3152	\$1,235,000	19/08/2017
3	15 Sylphide Way WANTIRNA SOUTH 3152	\$1,180,000	05/08/2017

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.

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Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
June quarter 2017: \$865,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



24 Haideh PI WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,287,000
Method: Auction Sale
Date: 23/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 749 sqm approx



79 Somes St WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,235,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 8
Property Type: House (Res)
Land Size: 634 sqm approx



15 Sylphide Way WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,180,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 757 sqm approx