

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Rumann Avenue Scoresby VIC 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

*House

X

*Unit

Suburb

Scoresby

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

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

11 Boyd Court Scoresby VIC 3179	\$765,000	30-Oct-18
12 Roma Street Scoresby VIC 3179	\$756,000	30-May-18
60 Rosehill Street Scoresby VIC 3179	\$755,000	28-Aug-18

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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11 Boyd Court Scoresby VIC 3179

Sold Price

\$765,000

Sold Date

30-Oct-18

 4  2  1

Distance

1.52km



12 Roma Street Scoresby VIC 3179

Sold Price

\$756,000

Sold Date

30-May-18

 4  1  3

Distance

0.62km



60 Rosehill Street Scoresby VIC 3179

Sold Price

\$755,000

Sold Date

28-Aug-18

 4  2  2

Distance

0.38km

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