

# 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

5 Ray Court, Scoresby Vic 3179

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$890,000

### Median sale price

Median price \$902,000

Property Type House

Suburb Scoresby

Period - From 01/01/2021

to 31/03/2021

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	3 Allister CI KNOXFIELD 3180	\$865,000	20/02/2021
2	6 Zarro St SCORESBY 3179	\$846,000	03/02/2021
3	5 Gerda St SCORESBY 3179	\$878,000	16/01/2021

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.~~

This Statement of Information was prepared on:

06/07/2021 09:10



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 809 sqm approx

Agent Comments

## Comparable Properties



**3 Allister CI KNOXFIELD 3180 (REI/VG)**

Agent Comments



**Price:** \$865,000

**Method:** Sold Before Auction

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 744 sqm approx



**6 Zarro St SCORESBY 3179 (REI/VG)**

Agent Comments



**Price:** \$846,000

**Method:** Private Sale

**Date:** 03/02/2021

**Property Type:** House (Res)

**Land Size:** 734 sqm approx



**5 Gerda St SCORESBY 3179 (VG)**

Agent Comments



**Price:** \$878,000

**Method:** Sale

**Date:** 16/01/2021

**Property Type:** House (Res)

**Land Size:** 903 sqm approx