

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 Sheppard Drive, Scoresby Vic 3179

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$955,750 Property Type House Suburb Scoresby

Period - From 01/10/2020 to 30/09/2021 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	44 Arnold Dr SCORESBY 3179	\$923,000	18/11/2021
2	1 Ingrid St SCORESBY 3179	\$918,000	08/09/2021
3	6 Glenifer Av SCORESBY 3179	\$870,000	10/07/2021

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:

24/11/2021 11:31



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Property Type: House
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending September 2021: \$955,750

Comparable Properties



44 Arnold Dr SCORESBY 3179 (REI)

Agent Comments

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Price: \$923,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 724 sqm approx

1 Ingrid St SCORESBY 3179 (VG)

Agent Comments

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Price: \$918,000
Method: Sale
Date: 08/09/2021
Property Type: House (Res)
Land Size: 705 sqm approx



6 Glenifer Av SCORESBY 3179 (VG)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 714 sqm approx

Account - Philip Webb