

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

12 ARMIN STREET 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

\$970,000

&

\$1,067,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,008,000

Property type

House

Suburb

Scoresby

Period-from

01 Nov 2021

to

31 Oct 2022

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

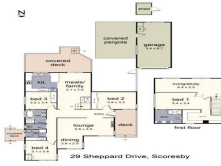
Date of sale

29 SHEPPARD DRIVE SCORESBY VIC 3179	\$1,180,000	04-Jun-22
6 GERDA STREET SCORESBY VIC 3179	\$1,082,000	29-Oct-22
12 CHAGALL COURT SCORESBY VIC 3179	\$1,278,000	27-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 29 November 2022


**29 SHEPPARD DRIVE SCORESBY
VIC 3179**
 4  2  1

Sold Price

\$1,180,000

Sold Date

04-Jun-22

Distance

0.69km

**6 GERDA STREET SCORESBY VIC
3179**
 4  2  4

Sold Price

^{RS} **\$1,082,000**

Sold Date

29-Oct-22

Distance

0.99km

**12 CHAGALL COURT SCORESBY
VIC 3179**
 4  3  2

Sold Price

\$1,278,000

Sold Date

27-Aug-22

Distance

1.36km
RS = Recent sale

UN = Undisclosed Sale

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