

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

3/5 Benedikt Court, Scoresby Vic 3179

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$742,500

Property Type Unit

Suburb Scoresby

Period - From 01/01/2022

to 31/12/2022

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	2/13 Gilbert Ct SCORESBY 3179	\$920,000	03/11/2022
2	1C Rosa St SCORESBY 3179	\$695,000	22/10/2022
3	1/3 Roma St SCORESBY 3179	\$677,000	19/10/2022

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:

01/04/2023 08:55



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
Year ending December 2022: \$742,500

Comparable Properties



2/13 Gilbert Ct SCORESBY 3179 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000
Method: Private Sale
Date: 03/11/2022
Property Type: Townhouse (Single)
Land Size: 228 sqm approx



1C Rosa St SCORESBY 3179 (REI/VG)

Agent Comments

3 2 1

Price: \$695,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Townhouse (Res)
Land Size: 156 sqm approx



1/3 Roma St SCORESBY 3179 (REI/VG)

Agent Comments

3 1 2

Price: \$677,000
Method: Sold Before Auction
Date: 19/10/2022
Property Type: Unit