

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

4/674 STUD ROAD 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Scoresby

Period-from

01 Feb 2023

to

31 Jan 2024

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

5/674 STUD ROAD SCORESBY VIC 3179	\$635,000	23-Oct-23
3/674 STUD ROAD SCORESBY VIC 3179	\$635,000	30-Oct-23
16 MULBERRY WALK WANTIRNA SOUTH VIC 3152	\$720,000	28-Oct-23

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: 19 February 2024



5/674 STUD ROAD SCORESBY VIC 3179 Sold Price **\$635,000** Sold Date **23-Oct-23**

2 - -

Distance **0.01km**



3/674 STUD ROAD SCORESBY VIC 3179 Sold Price Sold Date **30-Oct-23**

2 - -

Distance **0.01km**



16 MULBERRY WALK WANTIRNA SOUTH VIC 3152 Sold Price **\$720,000** Sold Date **28-Oct-23**

2 2 1

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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