

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

50 Corio Dam Road Scarsdale VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$610,000

&

\$660,000

### Median sale price

Median price

\$797,500

Property type

House

Suburb

Scarsdale

Period - From

01-06-2021

to

31-05-2022

Source

Corelogic

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
122 Tilligs Road Scarsdale VIC 3351	\$662,000	14-01-2022
521 Browns Road Scarsdale VIC 3351	\$780,000	16-10-2021
99 Lemajics Road Scarsale VIC 3351	\$810,000	08-06-2022

This Statement of Information was prepared on:

28-06-2022