

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

1/8 Olga Street, Scoresby Vic 3179

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price*

Median price

House

Unit

Suburb

Scoresby

Period - From

to

Source

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	1/4 Kent St KNOXFIELD 3180	\$646,000	18/11/2017
2	1/39 Laura Rd KNOXFIELD 3180	\$621,000	06/10/2017
3	1/476 Scoresby Rd FERNTREE GULLY 3156	\$600,000	11/12/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 2

Rooms:

Property Type: Unit

Land Size: 357 sqm approx

Agent Comments

Comparable Properties



1/4 Kent St KNOXFIELD 3180 (REI)

Agent Comments

3 1 1

Price: \$646,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Unit



1/39 Laura Rd KNOXFIELD 3180 (REI)

Agent Comments

3 1 1

Price: \$621,000

Method: Private Sale

Date: 06/10/2017

Rooms: 4

Property Type: House

Land Size: 364 sqm approx



1/476 Scoresby Rd FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 -

Price: \$600,000

Method: Private Sale

Date: 11/12/2017

Rooms: 4

Property Type: Unit