

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 BROOKE COURT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,000

Property type

House

Suburb

Scoresby

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--------------------------------------|-----------|-----------|
| 18 BEVERLEY STREET SCORESBY VIC 3179 | \$950,000 | 21-Oct-23 |
| 58 GEORGE STREET SCORESBY VIC 3179 | \$915,000 | 15-Oct-23 |
| 15 SEVILLE GROVE SCORESBY VIC 3179 | \$950,000 | 14-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: 01 March 2024



Nicholas Brennan

P 98866900

M 0418349243

E nicholas.brennan@belleproperty.com



**18 BEVERLEY STREET SCORESBY
VIC 3179**

Sold Price

\$950,000

Sold Date

21-Oct-23

4 1 4

Distance

0.68km



**58 GEORGE STREET SCORESBY
VIC 3179**

Sold Price

\$915,000

Sold Date

15-Oct-23

4 1 -

Distance

0.39km



**15 SEVILLE GROVE SCORESBY VIC
3179**

Sold Price

\$950,000

Sold Date

14-Oct-23

4 2 -

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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