

## 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 Dobell Court, Scoresby Vic 3179

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$805,500 House X Unit Suburb Scoresby

Period - From 01/01/2018 to 31/12/2018 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 30 Grayson Dr SCORESBY 3179	\$741,000	16/02/2019
2 75 Berrabri Dr SCORESBY 3179	\$729,500	14/01/2019
3 6 Rumann Av SCORESBY 3179	\$725,000	11/12/2018

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.





4 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 791 sqm approx

Agent Comments

## Comparable Properties



**30 Grayson Dr SCORESBY 3179 (REI)**

Agent Comments

4 1 5

**Price:** \$741,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**75 Berrabri Dr SCORESBY 3179 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$729,500

**Method:** Private Sale

**Date:** 14/01/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 671 sqm approx



**6 Rumann Av SCORESBY 3179 (REI/VG)**

Agent Comments

4 1 1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 11/12/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 729 sqm approx