

## 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

37 English Avenue, 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 \$887,000

House

X

Suburb

Scoresby

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
6 Sheppard Dr SCORESBY 3179	\$856,000	27/05/2017
19 Pamela Ct SCORESBY 3179	\$821,000	01/04/2017
29 Westburn Gr SCORESBY 3179	\$800,000	13/04/2017