

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

22 Sara Road, Scoresby Vic 3179

Indicative selling price

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

Single price

\$810,000

Median sale price

Median price

\$747,500

Property Type

House

Suburb

Scoresby

Period - From

20/12/2018

to

19/12/2019

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	10 Rumann Av SCORESBY 3179	\$860,100	13/11/2019
2	147 George St SCORESBY 3179	\$785,500	16/11/2019
3	1417 Ferntree Gully Rd SCORESBY 3179	\$743,000	10/09/2019

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.~~

This Statement of Information was prepared on:

20/12/2019 10:49



 3  1  5

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



10 Rumann Av SCORESBY 3179 (REI)

Agent Comments

 3  2  2

Price: \$860,100

Method: Private Sale

Date: 13/11/2019

Property Type: House (Res)

Land Size: 724 sqm approx



147 George St SCORESBY 3179 (REI)

Agent Comments

 3  1  2

Price: \$785,500

Method: Auction Sale

Date: 16/11/2019

Property Type: House



1417 Ferntree Gully Rd SCORESBY 3179 (REI/VG)

Agent Comments

 3  1  1

Price: \$743,000

Method: Private Sale

Date: 10/09/2019

Property Type: House

Land Size: 724 sqm approx