Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 22 Sara Road, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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.

Ad	dress 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







Property Type: House (Res) **Land Size:** 722 sqm approx Agent Comments Jason Yu 03 9899 7888 0402 662 736 jason.yu@ihomesre.com.au

Indicative Selling Price \$810,000 Median House Price 20/12/2018 - 19/12/2019: \$747,500

Comparable Properties



10 Rumann Av SCORESBY 3179 (REI)

147 George St SCORESBY 3179 (REI)

6 2



Price: \$860,100 Method: Private Sale Date: 13/11/2019 Property Type: House (Res) Land Size: 724 sqm approx Agent Comments

Agent Comments



Price: \$785,500 Method: Auction Sale

3



Date: 16/11/2019 Property Type: House

1417 Ferntree Gully Rd SCORESBY 3179 (REI/VG)



Price: \$743,000 Method: Private Sale Date: 10/09/2019 Property Type: House Land Size: 724 sqm approx Agent Comments

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.