

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 17 Joelson Avenue, Scoresby, VIC 3179

Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

Median sale price

Median price \$964,000 Property Type House Suburb Scoresby (3179)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

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
95 BLOOM AVENUE, WANTIRNA SOUTH VIC 3152	\$1,275,000	23/08/2022
46 HARCREST BOULEVARD, WANTIRNA SOUTH VIC 3152	\$1,300,000	24/07/2022
18 GLENWOOD GROVE, KNOXFIELD VIC 3180	\$1,220,000	04/11/2022

This Statement of Information was prepared on: 26/01/2023