

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

2/60 GRAYSON DRIVE SCORESBY VIC 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Scoresby

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 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

3/10 VALETTA CRESCENT KNOXFIELD VIC 3180	\$791,000	22-Nov-21
2A ARMIN STREET SCORESBY VIC 3179	\$749,600	27-Apr-22
7/10 VALETTA CRESCENT KNOXFIELD VIC 3180	\$770,000	29-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 09 May 2022



3/10 VALETTA CRESCENT KNOXFIELD VIC 3180

3 2 1

Sold Price **\$791,000** Sold Date **22-Nov-21**

Distance **1.31km**



2A ARMIN STREET SCORESBY VIC 3179

3 2 1

Sold Price ^{RS} **\$749,600** Sold Date **27-Apr-22**

Distance **0.72km**



7/10 VALETTA CRESCENT KNOXFIELD VIC 3180

3 2 1

Sold Price ^{RS} **\$770,000** Sold Date **29-Apr-22**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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