

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 Mccrae Close, Scoresby Vic 3179

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$833,000 Property Type House Suburb Scoresby

Period - From 01/04/2019 to 31/03/2020 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	19 Zarro St SCORESBY 3179	\$831,000	02/03/2020
2	11 Latona Av KNOXFIELD 3180	\$795,000	23/03/2020
3	82 Grayson Dr SCORESBY 3179	\$720,000	24/03/2020

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:

06/06/2020 07:11



Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median House Price

Year ending March 2020: \$833,000

Comparable Properties



19 Zarro St SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$831,000
Method: Private Sale
Date: 02/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 789 sqm approx



11 Latona Av KNOXFIELD 3180 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 23/03/2020
Rooms: 4
Property Type: House
Land Size: 734 sqm approx

82 Grayson Dr SCORESBY 3179 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 24/03/2020
Property Type: House (Res)