

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

4 Ulah Close, Scoresby Vic 3179

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$886,500 House X Unit Suburb Scoresby

Period - From 01/01/2017 to 31/12/2017 Source REIV

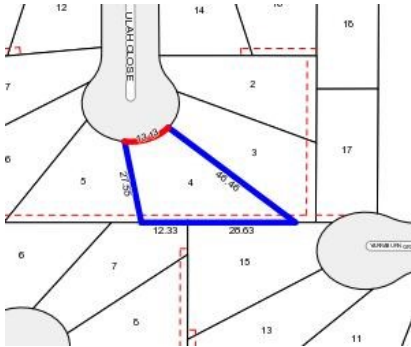
Comparable property sales (*Delete A or B below as applicable)

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	30 Orson St SCORESBY 3179	\$991,100	17/10/2017
2	17 Glenifer Av SCORESBY 3179	\$967,000	29/09/2017
3	13 Avril St SCORESBY 3179	\$927,000	17/02/2018

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.



Rooms:

Property Type: House

Land Size: 807 sqm approx

Agent Comments

Comparable Properties



30 Orson St SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$991,100

Method: Private Sale

Date: 17/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 729 sqm approx



17 Glenifer Av SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$967,000

Method: Auction Sale

Date: 29/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 726 sqm approx



13 Avril St SCORESBY 3179 (REI)

Agent Comments



Price: \$927,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 718 sqm approx