

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	30 Grayson Drive, Scoresby Vic 3179
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$740,000
			l

Median sale price

Median price	\$850,000	Hou	use X	Unit		Suburb	Scoresby
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	6 Rumann Av SCORESBY 3179	\$725,000	11/12/2018
2	21 Otira Rd KNOXFIELD 3180	\$695,000	10/12/2018
3	9 Christie St KNOXFIELD 3180	\$685,000	01/12/2018

OR

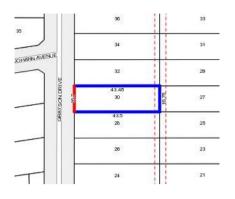
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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McGrath



Rooms:

Property Type: House Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$740,000 **Median House Price** Year ending September 2018: \$850,000

Comparable Properties



6 Rumann Av SCORESBY 3179 (REI/VG)





Price: \$725.000 Method: Private Sale Date: 11/12/2018

Rooms: 5

Property Type: House Land Size: 729 sqm approx

21 Otira Rd KNOXFIELD 3180 (REI)

Price: \$695,000 Method: Private Sale Date: 10/12/2018

Rooms: 5

Property Type: House Land Size: 726 sqm approx

Agent Comments

9 Christie St KNOXFIELD 3180 (REI)





Price: \$685,000 Method: Private Sale Date: 01/12/2018

Rooms: 4

Property Type: House Land Size: 717 sqm approx **Agent Comments**

Agent Comments

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