

## 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

30 Grayson Drive, Scoresby Vic 3179

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$850,000 House 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.

	Address 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.

**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)**

Agent Comments

**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)**

Agent Comments

**Price:** \$695,000**Method:** Private Sale**Date:** 10/12/2018**Rooms:** 5**Property Type:** House**Land Size:** 726 sqm approx**9 Christie St KNOXFIELD 3180 (REI)**

Agent Comments

**Price:** \$685,000**Method:** Private Sale**Date:** 01/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 717 sqm approx