

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

1/720 STUD ROAD 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$953,000

Property type

Other

Suburb

Scoresby

Period-from

01 May 2022

to

30 Apr 2023

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

689 STUD ROAD SCORESBY VIC 3179	\$750,000	08-Mar-23
2/670 STUD ROAD SCORESBY VIC 3179	\$767,000	28-Apr-23
14 FLORA GROVE WANTIRNA SOUTH VIC 3152	\$772,500	11-Feb-23

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: 22 May 2023



689 STUD ROAD SCORESBY VIC 3179

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **08-Mar-23**

3 2 1

Distance **0.31km**



2/670 STUD ROAD SCORESBY VIC 3179

Sold Price ^{RS} **\$767,000** Sold Date **28-Apr-23**

3 2 2

Distance **0.43km**



14 FLORA GROVE WANTIRNA SOUTH VIC 3152

Sold Price **\$772,500** Sold Date **11-Feb-23**

3 2 1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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