

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 RICHARDS COURT SCARSDALE VIC 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Farm

Suburb

Scarsdale

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

175 BROWNS-SCARSDALE ROAD SCARSDALE VIC 3351	\$1,060,000	01-Sep-22
4 LEITCH ROAD SCARSDALE VIC 3351	\$605,000	07-Feb-22
65 LEMAJICS ROAD SCARSDALE VIC 3351	\$880,000	16-Nov-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 December 2022



175 BROWNS-SCARSDALE ROAD SCARSDALE VIC 3351

3 3 8

Sold Price **\$1,060,000** Sold Date **01-Sep-22**

Distance **0.37km**



4 LEITCH ROAD SCARSDALE VIC 3351

3 1 2

Sold Price **\$605,000** Sold Date **07-Feb-22**

Distance **0.41km**



65 LEMAJICS ROAD SCARSDALE VIC 3351

4 2 2

Sold Price **\$880,000** Sold Date **16-Nov-21**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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