

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 53 Sheppard Drive, 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 or range between \$840,000 & \$924,000

Median sale price

(*Delete house or unit as applicable)

Median price \$865,500 *House ☒ yes *Unit ☐ Suburb Scoresby
Period - From 01/04/17 to 30/06/17 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 Sheppard Drive, Scoresby, VIC, 3179	\$856,000	27/05/2017
2. 41 Grayson Drive, Scoresby, VIC, 3179	\$850,000	31/08/2017
3. 55 Collendina Crescent, Scoresby, VIC, 3179	\$929,500	16/08/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 16th October 2017