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

11 Rivette Street, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$780,000		&		\$840,000				
Median sale price									
Median price	\$979,200	Pro	Property Type H		House		Suburb	Scoresby	
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths 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	37 Kathryn Rd KNOXFIELD 3180	\$840,000	22/10/2024
2	16 Allister CI KNOXFIELD 3180	\$827,500	26/07/2024
3			

OR

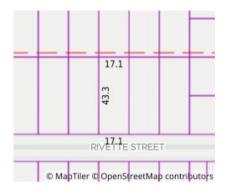
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/12/2024 12:45



RT Edgar





Property Type: House (Res) Land Size: 739 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$840,000 Median House Price Year ending September 2024: \$979,200

Comparable Properties

37 Kathryn Rd KNOXFIELD 3180 (REI) 3 1 97 Frice: \$840,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 727 sqm approx	Agent Comments
16 Allister CI KNOXFIELD 3180 (REI/VG) 1 1 2 Price: \$827,500 Method: Private Sale Date: 26/07/2024 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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