

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$840,000

### Median sale price

Median price

\$979,200

Property Type

House

Suburb

Scoresby

Period - From

01/10/2023

to

30/09/2024

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.

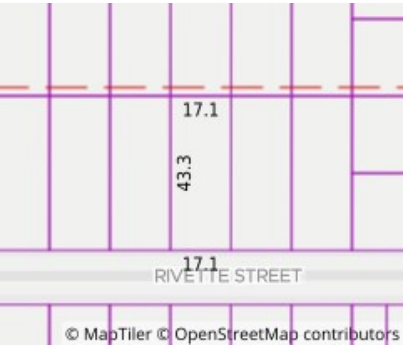
	Address of comparable property	Price	Date of sale
1	37 Kathryn Rd KNOXFIELD 3180	\$840,000	22/10/2024
2	16 Allister CI KNOXFIELD 3180	\$827,500	26/07/2024
3			

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



3 1 2

**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)**

**Agent Comments**

3 1 1

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House  
**Land Size:** 727 sqm approx



**16 Allister CI KNOXFIELD 3180 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$827,500  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx

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.