Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Chagall Court, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,200,000								
Median sale price									
Median price	\$990,250	Pro	operty Type Hou	ISE	Suburb	Scoresby			
Period - From	01/04/2023	to	31/03/2024	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.

Add	dress of comparable property	Price	Date of sale
1	4 Dobell Ct SCORESBY 3179	\$1,160,000	24/02/2024
2	23 Pamela Ct SCORESBY 3179	\$1,045,000	21/03/2024
3	10 Carol St SCORESBY 3179	\$1,012,500	16/12/2023

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:

01/05/2024 15:15









Property Type: House Land Size: 920 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 Median House Price Year ending March 2024: \$990,250

Comparable Properties



4 Dobell Ct SCORESBY 3179 (REI/VG) **6** 2 2



Price: \$1,160,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 791 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$1,045,000 Method: Auction Sale Date: 21/03/2024 Property Type: House

4



10 Carol St SCORESBY 3179 (REI/VG)

23 Pamela Ct SCORESBY 3179 (REI)

2 2

•**•** 4 2

2

Price: \$1,012,500 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 600 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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