

# 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

8 Chagall Court, Scoresby Vic 3179

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$990,250

Property Type

House

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.

	Address 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



4 2 8

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) Agent Comments

4 2 2

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



23 Pamela Ct SCORESBY 3179 (REI) Agent Comments

4 2 2

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



10 Carol St SCORESBY 3179 (REI/VG) Agent Comments

4 2 2

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