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Rooms: 5**Property Type:** House**Land Size:** 752 sqm sqm**Agent Comments**

Approximately 752sqm of prime rising land with a north facing rear currently with a fifty year old brick house in need of renovation. Comprising entry hall, three bedrooms, L shaped living and dining room, kitchen with meals area, bathroom, separate toilet, laundry. Large concrete floor garage.

Comparable Properties

**29 Westburn Gr SCORESBY 3179 (REI)****Agent Comments**

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Price: \$800,000**Method:** Private Sale**Date:** 13/04/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 724 sqm**5 Della St SCORESBY 3179 (REI)****Agent Comments**

4
 1
 2

Price: \$795,500**Method:** Auction Sale**Date:** 11/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 720 sqm**4 Gretel Ct SCORESBY 3179 (REI)****Agent Comments**

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 2

Land Size: 758.70 sqm**Price:** \$756,500**Method:** Auction Sale**Date:** 24/01/2017**Rooms:** 4**Property Type:** House (Res)

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

715 Stud Road, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000

&

\$760,000

Median sale price

Median price \$887,000

House

X

Suburb

Scoresby

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
29 Westburn Gr SCORESBY 3179	\$800,000	13/04/2017
5 Della St SCORESBY 3179	\$795,500	11/02/2017
4 Gretel Ct SCORESBY 3179	\$756,500	24/01/2017