

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

107 BERRABRI DRIVE SCORESBY VIC 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,179,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,500

Property type

House

Suburb

Scoresby

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 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

18 GRAYSON DRIVE SCORESBY VIC 3179	1190000	03-Mar-25
31 TINTERN CRESCENT WANTIRNA SOUTH VIC 3152	1200000	28-Mar-25

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 6 months.

This Statement of Information was prepared on: 13 April 2025



**18 GRAYSON DRIVE SCORESBY
VIC 3179**

 4  3  2

Sold Price

^{RS}

1190000

Sold Date

03-Mar-25

Distance

1.64km



**31 TINTERN CRESCENT WANTIRNA
SOUTH VIC 3152**

 4  2  2

Sold Price

^{RS}

1200000

Sold Date

28-Mar-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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