### 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

32 Sheppard Drive, Scoresby Vic 3179

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$975,000	Pro	operty Type	Hou	ISE		Suburb	Scoresby
Period - From	01/04/2024	to	31/03/2025		So	urce	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	56 Rosehill St SCORESBY 3179	\$865,000	01/05/2025
2	36 Grayson Dr SCORESBY 3179	\$861,500	01/02/2025
3	13 Borg Cr SCORESBY 3179	\$850,000	15/01/2025

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:

26/06/2025 12:45



# woodards 🚾

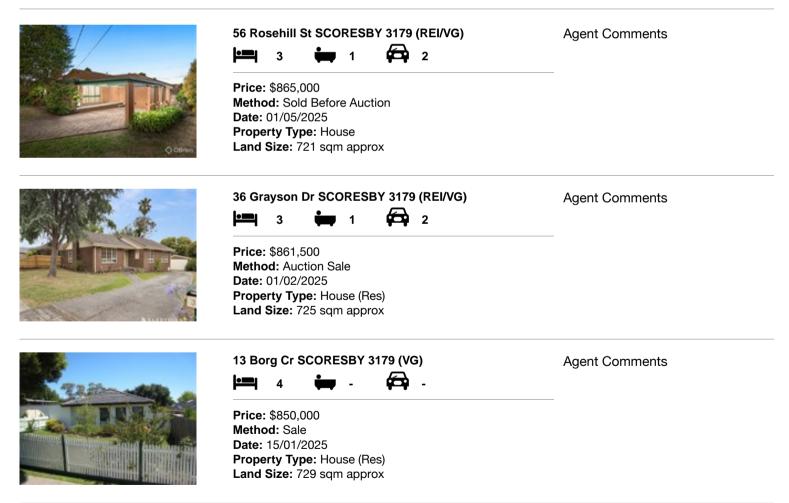




Property Type: House (Previously Occupied - Detached) Land Size: 731 sqm approx Agent Comments Tony Smith 03 9056 3899 0411 424 964 tsmith@woodards.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending March 2025: \$975,000

# **Comparable Properties**



Account - Woodards | P: 0390563899



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