

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

1/12 BLAKE COURT 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

or range
between

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Scoresby

Period-from

01 Jun 2023

to

31 May 2024

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

1/33 MICHELE DRIVE SCORESBY VIC 3179	\$795,000	15-Jun-24
1/5 BENEDIKT COURT SCORESBY VIC 3179	\$750,000	25-Jan-24
2/2 LEAGH COURT SCORESBY VIC 3179	\$756,500	30-Apr-24

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: 26 June 2024



**1/33 MICHELE DRIVE SCORESBY
VIC 3179**

3 2 1

Sold Price

^{RS} **\$795,000**

Sold Date

15-Jun-24

Distance

1.15km



**1/5 BENEDIKT COURT SCORESBY
VIC 3179**

3 1 1

Sold Price

\$750,000

Sold Date

25-Jan-24

Distance

1.61km



**2/2 LEAGH COURT SCORESBY VIC
3179**

2 2 1

Sold Price

\$756,500

Sold Date

30-Apr-24

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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