

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

1/627-629 STUD ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Scoresby

Period-from

01 May 2023

to

30 Apr 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

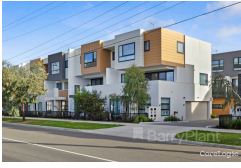
Date of sale

7/127 TYNER ROAD WANTIRNA SOUTH VIC 3152	\$755,000	29-Jan-24
3/10 VALETTA CRESCENT KNOXFIELD VIC 3180	\$776,000	12-Jan-24
4/663 STUD ROAD SCORESBY VIC 3179	\$751,000	12-Dec-23

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: 27 May 2024



**7/127 TYNER ROAD WANTIRNA
SOUTH VIC 3152**

3 2 2

Sold Price **\$755,000** Sold Date **29-Jan-24**

Distance **1.92km**



**3/10 VALETTA CRESCENT
KNOXFIELD VIC 3180**

3 2 1

Sold Price **\$776,000** Sold Date **12-Jan-24**

Distance **1.56km**



**4/663 STUD ROAD SCORESBY VIC
3179**

3 2 2

Sold Price **\$751,000** Sold Date **12-Dec-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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