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

12 Westburn Grove, Scoresby Vic 3179

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$925,000			
Median sale p	rice							
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Scoresby
Period - From	01/07/2022	to	30/06/2023		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	147 George St SCORESBY 3179	\$925,000	12/04/2023
2	2 Barry Ct SCORESBY 3179	\$880,000	12/03/2023
3	2 Johann Av SCORESBY 3179	\$863,800	15/03/2023

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:

21/07/2023 10:52









Property Type: House (Res) **Land Size:** 612 sqm approx Agent Comments Calvin Huang 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$925,000 Median House Price Year ending June 2023: \$1,000,000

Comparable Properties



147 George St SCORESBY 3179 (VG)

2 Barry Ct SCORESBY 3179 (REI/VG)

2



Price: \$925,000 Method: Sale Date: 12/04/2023 Property Type: House (Res) Land Size: 729 sqm approx Agent Comments

Agent Comments



Price: \$880,000 Method: Private Sale Date: 12/03/2023 Property Type: House (Res) Land Size: 743 sqm approx

3

2 Johann Av SCORESBY 3179 (VG)



Agent Comments

Price: \$863,800 Method: Sale Date: 15/03/2023 Property Type: House (Res) Land Size: 724 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



propertydata

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