

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Scoresby

Period - From 01/07/2022 to 30/06/2023 Source 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.

	Address 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

## Comparable Properties



**147 George St SCORESBY 3179 (VG)**

Agent Comments



**Price:** \$925,000

**Method:** Sale

**Date:** 12/04/2023

**Property Type:** House (Res)

**Land Size:** 729 sqm approx



**2 Barry Ct SCORESBY 3179 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 12/03/2023

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**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