

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

12 Zerfas Street, 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)

Range Between And

Median sale price

(*Delete house or unit as applicable)

Median price *Unit/House Suburb

Period - From to Source

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
6 ROMA ST, SCORESBY, VIC 3179	\$960,500	16/03/2024
21 SARA RD, SCORESBY, VIC 3179	\$916,000	24/02/2024
35 BEWSELL AVE, SCORESBY, VIC 3179	\$900,000	16/12/2023

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.~~

X.....
Benjamin Thuan-Hock Lee

X.....
Ee Theng Tieoh

This Statement of Information was prepared on: