

## 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

4 DOBELL COURT SCORESBY VIC 3179

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$956,000

Property type

House

Suburb

Scoresby

Period-from

01 Jan 2023

to

31 Dec 2023

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

4 KARABIL CLOSE SCORESBY VIC 3179	\$950,000	04-Nov-23
18 BEVERLEY STREET SCORESBY VIC 3179	\$950,000	21-Oct-23
18 SHEPPARD DRIVE SCORESBY VIC 3179	\$985,000	07-Oct-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: 23 January 2024



**4 KARABIL CLOSE SCORESBY VIC 3179**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date **04-Nov-23**

3 2 2

Distance **0.63km**



**18 BEVERLEY STREET SCORESBY VIC 3179**

Sold Price

Sold Date **21-Oct-23**

4 1 4

Distance **0.92km**



**18 SHEPPARD DRIVE SCORESBY VIC 3179**

Sold Price

**\$985,000**

Sold Date **07-Oct-23**

4 2 1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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