

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

9 Chagall Court, Scoresby Vic 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price*

Median price Property Type Suburb Scoresby

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
1	132 Berrabri Dr SCORESBY 3179	\$1,394,000	10/12/2023
2	10 Karabil Cl SCORESBY 3179	\$1,303,000	23/02/2024
3	46 Arnold Dr SCORESBY 3179	\$1,200,000	21/12/2023

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.~~

This Statement of Information was prepared on: 26/03/2024 10:05

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  - 

Rooms: 6
Property Type: House (Res)
Land Size: 729 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
No median price available

Comparable Properties



132 Berrabri Dr SCORESBY 3179 (REI/VG) Agent Comments

 4  2  6

Price: \$1,394,000
Method: Auction Sale
Date: 10/12/2023
Property Type: House (Res)
Land Size: 918 sqm approx



10 Karabil Ct SCORESBY 3179 (REI) Agent Comments

 5  3  2

Price: \$1,303,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: House (Res)
Land Size: 691 sqm approx



46 Arnold Dr SCORESBY 3179 (REI) Agent Comments

 4  3  -

Price: \$1,200,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 731 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788