

## 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 ENGLISH AVENUE 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

\$830,000

&

\$913,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$968,000

Property type

House

Suburb

Scoresby

Period-from

01 Apr 2023

to

31 Mar 2024

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

2 BARRY COURT SCORESBY VIC 3179	\$1,080,000	04-Nov-23
66 MICHAEL STREET SCORESBY VIC 3179	\$1,002,000	07-Dec-23
7 AVRIL STREET SCORESBY VIC 3179	\$930,000	15-Nov-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: 08 April 2024


**2 BARRY COURT SCORESBY VIC 3179**

 Sold Price **\$1,080,000** Sold Date **04-Nov-23**
 3  1  2

 Distance **0.25km**

**66 MICHAEL STREET SCORESBY VIC 3179**

 Sold Price **\$1,002,000** Sold Date **07-Dec-23**
 3  2  2

 Distance **0.55km**

**7 AVRIL STREET SCORESBY VIC 3179**

 Sold Price **\$930,000** Sold Date **15-Nov-23**
 3  1  2

 Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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