

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9 The Close, 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,110,000 Property Type House Suburb Scoresby

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	54 Grayson Dr SCORESBY 3179	\$890,000	12/08/2023
2	65 Borg Cr SCORESBY 3179	\$830,000	19/06/2023
3	11 Oconnor Rd KNOXFIELD 3180	\$825,000	10/06/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

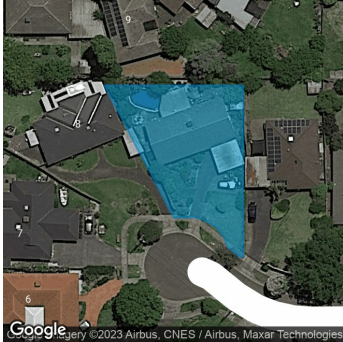
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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

June quarter 2023: \$1,110,000



3   2   2

**Rooms:** 6

**Property Type:** House

**Land Size:** 760sqm sqm approx

Agent Comments

## Comparable Properties



**54 Grayson Dr SCORESBY 3179 (REI)**

Agent Comments

3   1   2

**Price:** \$890,000

**Method:** Sold Before Auction

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**65 Borg Cr SCORESBY 3179 (VG)**

Agent Comments

3   -   -

**Price:** \$830,000

**Method:** Sale

**Date:** 19/06/2023

**Property Type:** House (Res)

**Land Size:** 618 sqm approx

**11 Oconnor Rd KNOXFIELD 3180 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$825,000

**Method:** Sold Before Auction

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 721 sqm approx