## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 The Close, Scoresby Vic 3179

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$1,110,000	Pro	operty Type	Hou	se		Suburb	Scoresby
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress 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.

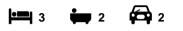
This Statement of Information was prepared on:

16/08/2023 18:14



9 The Close, Scoresby Vic 3179





Rooms: 6 Property Type: House Land Size: 760sqm sqm approx Agent Comments

Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** June quarter 2023: \$1,110,000

# **Comparable Properties**



54 Grayson Dr SCORESBY 3179 (REI) **D** 2



Price: \$890,000 Method: Sold Before Auction Date: 12/08/2023 Property Type: House (Res) Land Size: 728 sqm approx

Agent Comments



65 Borg Cr SCORESBY 3179 (VG)

Agent Comments



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

Price: \$825.000 Method: Sold Before Auction Date: 10/06/2023 Property Type: House (Res) Land Size: 721 sqm approx

#### Account - Jellis Craig | P: (03) 9908 5700

propertydata



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