

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

27 Glenifer Avenue, Scoresby Vic 3179

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$980,700 Property Type House Suburb Scoresby

Period - From 01/07/2023 to 30/06/2024 Source REIV

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	10 Frudal Cr KNOXFIELD 3180	\$985,000	22/06/2024
2	3 Fay St SCORESBY 3179	\$970,000	07/06/2024
3	70 Frudal Cr KNOXFIELD 3180	\$945,500	16/03/2024

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:

30/08/2024 11:12



Property Type: House (Res)
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2024: \$980,700

Comparable Properties



10 Frudal Cr KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 726 sqm approx



3 Fay St SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 720 sqm approx



70 Frudal Cr KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$945,500
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 737 sqm approx