

## 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 17 Glenifer 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)

Range between \$850,000 & \$935,000

#### Median sale price

Median price \$865,000 House X Unit Suburb Scoresby

Period - From 01/04/2017 to 30/06/2017 Source REIV

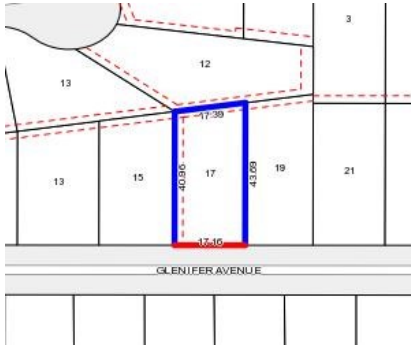
#### Comparable property sales (\*Delete A or B below as applicable)

**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	39 Michael St SCORESBY 3179	\$910,000	23/05/2017
2	13 Drysdale Ct SCORESBY 3179	\$901,000	31/05/2017
3	27 Arnold Dr SCORESBY 3179	\$900,000	07/05/2017

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$935,000  
**Median House Price**  
 June quarter 2017: \$865,000

## Comparable Properties



**39 Michael St SCORESBY 3179 (REI)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 23/05/2017  
**Rooms:** 7  
**Property Type:** House



**13 Drysdale Ct SCORESBY 3179 (REI)**

Agent Comments



**Price:** \$901,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)



**27 Arnold Dr SCORESBY 3179 (REI)**

Agent Comments



**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 07/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx