



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

5 Ulah Close, Scoresby, VIC 3179

INDICATIVE SELLING PRICE

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

Range Between \$700,000 & \$750,000

MEDIAN SALE PRICE

Median price \$850,000 | House | Scoresby (3179)

Period - From 26 November 2018 to 26 November 2018 | Source - Other

COMPARABLE PROPERTY SALES

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
12 ROMA STREET, SCORESBY VIC 3179	\$756,000	14/05/2018
11 BOYD COURT, SCORESBY VIC 3179	\$765,000	30/10/2018
2 TAUNTON CRESCENT, SCORESBY VIC 3179	\$771,000	31/07/2018