

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Joelson Avenue,  
SCORESBY 3179**

House



5 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$750,000 - \$800,000**

### Median sale price

Median **House** for **SCORESBY** for period **Jan 2019 - Aug 2019**

Sourced from **Pricefinder**.

**\$708,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**15 Collendina Crescent,**  
Scoresby 3179

Price **\$775,000** Sold 13 April  
2019

**8 Charlton Court,**  
Wantirna South 3152

Price **\$750,000** Sold 04 July  
2019

**10 St Martins Court,**  
Wantirna South 3152

Price **\$810,000** Sold 29  
April 2019

This Statement of Information was prepared on 7th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Forest Hill

10b/27/29 Mahoneys Road,  
Forest Hill VIC 3131

#### Contact agents



**Hugh Francis**  
Ray White

0401 265 338  
[hugh.francis@raywhite.com](mailto:hugh.francis@raywhite.com)



**Lewis Zanella**  
Ray White

0412 989 434  
[lewis.zanella@raywhite.com](mailto:lewis.zanella@raywhite.com)

**RayWhite**