

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Tilligs Road, Scarsdale Vic 3351

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$561,000 Property Type House Suburb Scarsdale

Period - From 08/03/2021 to 07/03/2022 Source 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.

	Address of comparable property	Price	Date of sale
1	30 Tilligs Rd SCARSDALE 3351	\$668,000	23/09/2021
2	122 Tilligs Rd SCARSDALE 3351	\$662,000	14/01/2022
3	34 Vermont Rd SMYTHESDALE 3351	\$650,000	21/06/2021

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:

08/03/2022 15:45



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20200 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
08/03/2021 - 07/03/2022: \$561,000

Comparable Properties



30 Tilligs Rd SCARSDALE 3351 (REI/VG)

Agent Comments



Price: \$668,000
Method: Private Sale
Date: 23/09/2021
Property Type: House (Res)
Land Size: 20234.30 sqm approx



122 Tilligs Rd SCARSDALE 3351 (REI)

Agent Comments



Price: \$662,000
Method: Private Sale
Date: 14/01/2022
Property Type: House
Land Size: 20200 sqm approx



34 Vermont Rd SMYTHESDALE 3351 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 21/06/2021
Property Type: House
Land Size: 8255 sqm approx