

# 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

5 Borg Crescent, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$965,000

Property Type House

Suburb Scoresby

Period - From 01/04/2021

to

30/06/2021

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	27 Tintern Cr WANTIRNA SOUTH 3152	\$1,130,000	08/06/2021
2	716 Stud Rd SCORESBY 3179	\$1,100,000	05/06/2021
3	5 Horner Cl KNOXFIELD 3180	\$1,100,000	31/07/2021

**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:

04/10/2021 15:13



**Property Type:** House  
**Land Size:** 730 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,155,000  
**Median House Price**  
 June quarter 2021: \$965,000

## Comparable Properties

**27 Tintern Cr WANTIRNA SOUTH 3152 (REI/VG)**

Agent Comments



**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 08/06/2021  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx



**716 Stud Rd SCORESBY 3179 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 05/06/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx



**5 Horner Ct KNOXFIELD 3180 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 31/07/2021  
**Property Type:** House  
**Land Size:** 821.70 sqm approx

**Account - Philip Webb**