

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

29 Michael Street Scoresby VIC 3179

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$1,023,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Scoresby

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

19 Christie Street Knoxfield VIC 3180	\$1,025,000	06-Nov-21
16 Christie Street Knoxfield VIC 3180	\$953,000	27-Nov-21
9 Rumann Avenue Scoresby VIC 3179	\$920,000	17-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 18 January 2022


19 Christie Street Knoxfield VIC 3180

 3
  1
  2

Sold Price ^{RS} **\$1,025,000** Sold Date **06-Nov-21**

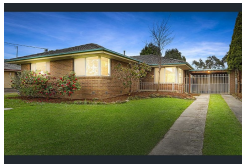
Distance **1.49km**


16 Christie Street Knoxfield VIC 3180

 3
  1
  2

Sold Price ^{RS} **\$953,000** Sold Date **27-Nov-21**

Distance **1.5km**


9 Rumann Avenue Scoresby VIC 3179

 3
  1
  2

Sold Price **\$920,000** Sold Date **17-Aug-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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