

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

21 Sara Road, Scoresby Vic 3179

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$865,000

House

X

Unit

Suburb

Scoresby

Period - From

01/04/2017

to

30/06/2017

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	24 Glenifer Av SCORESBY 3179	\$866,000	05/08/2017
2	92 Grayson Dr SCORESBY 3179	\$865,000	04/04/2017
3	37 English Av SCORESBY 3179	\$862,500	06/07/2017

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.~~

Adam Sorrell
(03) 9801 4777
0438 769 921
asorrell@barryplant.com.au

Indicative Selling Price
\$860,000

Median House Price
June quarter 2017: \$865,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



24 Glenifer Av SCORESBY 3179 (REI)

Agent Comments



Price: \$866,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 725 sqm approx



92 Grayson Dr SCORESBY 3179 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 04/04/2017
Rooms: 4
Property Type: House



37 English Av SCORESBY 3179 (REI)

Agent Comments



Price: \$862,500
Method: Private Sale
Date: 06/07/2017
Rooms: 6
Property Type: House
Land Size: 725 sqm approx