

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	21 Sara Road, Scoresby Vic 3179
Including suburb and	·
postcode	

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	Hou	ise 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.

Account - Barry Plant



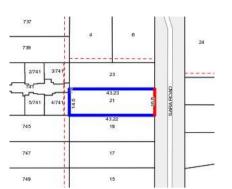


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Indicative Selling Price \$860,000 **Median House Price** June quarter 2017: \$865,000



Rooms: **Property Type:** Agent Comments

Comparable Properties



24 Glenifer Av SCORESBY 3179 (REI)

Price: \$866,000 Method: Auction Sale Date: 05/08/2017 Rooms: 4

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



92 Grayson Dr SCORESBY 3179 (REI)

9 3





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

Property Type: House

Agent Comments



37 English Av SCORESBY 3179 (REI)



Price: \$862,500 Method: Private Sale Date: 06/07/2017 Rooms: 6

Property Type: House Land Size: 725 sqm approx Agent Comments

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