

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Roxanne Close 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,750

*House

X

*Unit

Suburb

Scoresby

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

21 Foster Crescent Knoxfield VIC 3180	\$845,000	08-Dec-18
22 Coromandel Crescent South Knoxfield VIC 3180	\$850,000	20-Nov-18
7 Tintern Crescent Wantirna South VIC 3152	\$871,000	13-Dec-18

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.~~

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21 Foster Crescent Knoxfield VIC 3180

Sold Price ^{RS} **\$845,000** ^{UN} Sold Date **08-Dec-18**

 4  2  4

Distance **1.72km**



22 Coromandel Crescent South Knoxfield VIC 3180

Sold Price **\$850,000** Sold Date **20-Nov-18**

 3  2  4

Distance **1.79km**



7 Tintern Crescent Wantirna South VIC 3152

Sold Price **\$871,000** Sold Date **13-Dec-18**

 4  2  4

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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