BarryPlant

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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	99 Borg Crescent 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$741,000	*House	X	~~*Unit~~		Suburb	Scoresby
Period-from	01 Jul 2018	to	30 Jun 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 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
4 Denham Court Scoresby VIC 3179	$721,800	13-Jul-19
51 Collendina Crescent Scoresby VIC 3179	$710,000	25-May-19
8 Charlton Court Wantirna South VIC 3152	$750,000	04-Jul-19

OR

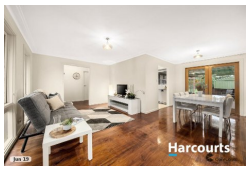
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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4 Denham Court Scoresby VIC 3179 Sold Price RS $721,800 Sold Date 13-Jul-19

3 2 2 Distance 0.31km



51 Collendina Crescent Scoresby VIC 3179 Sold Price RS $710,000 Sold Date 25-May-19

4 2 2 Distance 0.55km



8 Charlton Court Wantirna South VIC 3152 Sold Price RS $750,000 Sold Date 04-Jul-19

4 2 2 Distance 1.64km

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

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