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	4 CAROL 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$934,000	Property type	House	Suburb	Scoresby
Period-from	01 Mar 2021	to	28 Feb 2022	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
91 GEORGE STREET SCORESBY VIC 3179	$900,000	20-Jan-22
95 BERRABRI DRIVE SCORESBY VIC 3179	$1,011,000	06-Nov-21
44 ARNOLD DRIVE SCORESBY VIC 3179	$923,000	13-Nov-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.~~

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BarryPlant

Brendan Murphy
P 03 9801 4777
M 0439 388 866
E bmurphy@barryplant.com.au



91 GEORGE STREET SCORESBY VIC 3179

3 1 2

Sold Price RS $900,000 Sold Date 20-Jan-22

Distance 0.91km



95 BERRABRI DRIVE SCORESBY VIC 3179

3 2 2

Sold Price $1,011,000 Sold Date 06-Nov-21

Distance 0.5km



44 ARNOLD DRIVE SCORESBY VIC 3179

3 1 2

Sold Price $923,000 Sold Date 13-Nov-21

Distance 1.15km

RS = Recent sale UN = Undisclosed Sale

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