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	55 Laura Road Knoxfield VIC 3180

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	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$968,150	Property type	House	Suburb	Knoxfield
Period-from	01 Jan 2021	to	31 Dec 2021	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
10 The Close Scoresby VIC 3179	$1,020,000	16-Sep-21
84 George Street Scoresby VIC 3179	$1,050,000	08-Dec-21
4 Lennox Court Scoresby VIC 3179	$1,025,000	18-Oct-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.~~

This Statement of Information was prepared on: 31 January 2022

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



10 The Close Scoresby VIC 3179

4 2 2

Sold Price **$1,020,000** Sold Date **16-Sep-21**

Distance **1.08km**



84 George Street Scoresby VIC 3179

4 2 2

Sold Price RS **$1,050,000** UN Sold Date **08-Dec-21**

Distance **1.81km**



4 Lennox Court Scoresby VIC 3179

4 2 2

Sold Price **$1,025,000** Sold Date **18-Oct-21**

Distance **1.86km**

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

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