

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	8/47 Kathryn Rd KNOXFIELD 3180	\$620,000	04/06/2018
2	2/24 Manuka Dr FERNTREE GULLY 3156	\$605,000	11/04/2018
3	2/24 David St KNOXFIELD 3180	\$582,000	02/03/2018

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.



 2   
  2   
  2

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 436 sqm approx

Agent Comments

**Indicative Selling Price**

\$580,000 - \$638,000

**Median Unit Price**

Year ending March 2018: \$635,000

## Comparable Properties



8/47 Kathryn Rd KNOXFIELD 3180 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 04/06/2018

**Rooms:** 3

**Property Type:** Unit



2/24 Manuka Dr FERNTREE GULLY 3156 (REI) Agent Comments

 2   
  1   
  1

**Price:** \$605,000

**Method:** Sold After Auction

**Date:** 11/04/2018

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 168 sqm approx



2/24 David St KNOXFIELD 3180 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$582,000

**Method:** Private Sale

**Date:** 02/03/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 159 sqm approx