

## 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

17 Watersedge Close, Knoxfield Vic 3180

#### Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

#### Median sale price

Median price \$899,000

House

X

Unit

Suburb

Knoxfield

Period - From

01/10/2017

to

31/12/2017

Source

REIV

#### 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	82 Applewood Dr KNOXFIELD 3180	\$1,164,000	09/12/2017
2	109 Harley St.N KNOXFIELD 3180	\$1,144,000	24/09/2017
3	55 Bond St FERNTREE GULLY 3156	\$1,120,000	22/11/2017

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.