

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

1/52 Oconnor Road, Knoxfield Vic 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$990,000 House X Unit Suburb Knoxfield

Period - From 01/04/2017 to 30/06/2017 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	3/32 Kathryn Rd KNOXFIELD 3180	\$771,000	13/05/2017
2	30 Kathryn Rd KNOXFIELD 3180	\$725,000	25/03/2017
3	17 Erskine Dr ROWVILLE 3178	\$716,000	29/04/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2017: \$990,000

Comparable Properties



3/32 Kathryn Rd KNOXFIELD 3180 (REI)

Agent Comments

 3  2  2

Price: \$771,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 5
Property Type: Unit



30 Kathryn Rd KNOXFIELD 3180 (REI)

Agent Comments

 3  1  2

Price: \$725,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 770 sqm approx



17 Erskine Dr ROWVILLE 3178 (REI)

Agent Comments

 3  1  2

Price: \$716,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 703 sqm approx