

## 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

8 Frudal Crescent, 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 \$690,000

&amp;

\$759,000

## Median sale price\*

Median price

House

Unit

Suburb

Knoxfield

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	21 Oconnor Rd KNOXFIELD 3180	\$750,000	28/03/2018
2	79 Grayson Dr SCORESBY 3179	\$741,000	02/06/2018
3	1645 Ferntree Gully Rd KNOXFIELD 3180	\$725,000	28/08/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** House

**Land Size:** 725.981 sqm approx

Agent Comments

## Comparable Properties

**21 Oconnor Rd KNOXFIELD 3180 (VG)**

Agent Comments



**Price:** \$750,000

**Method:** Sale

**Date:** 28/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**79 Grayson Dr SCORESBY 3179 (REI)**

Agent Comments



**Price:** \$741,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 734 sqm approx



**1645 Ferntree Gully Rd KNOXFIELD 3180 (REI)** Agent Comments



**Price:** \$725,000

**Method:** Private Sale

**Date:** 28/08/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 722 sqm approx