

Statement of Information

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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 pr	ice					
For the meaning of this	price see co	nsumer.vic.gov.aเ	u/underquoting			
Range between \$690	0,000	&	\$759,000			
Median sale price*						
Median price	He	ouse	Unit	Suburb Knoxfield		
Period - From	to		Source			
Comparable proper	ty sales (*D	elete A or B be	low as applicab	le)		
				e property for sale in the last six rs to be most comparable to the		

property for sale.

Ad	dress 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 comparableproperties 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.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311





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> **Indicative Selling Price** \$690,000 - \$759,000 No median price available



Rooms:

Property Type: House

Land Size: 725.981 sqm approx

Agent Comments

Comparable Properties

21 Oconnor Rd KNOXFIELD 3180 (VG)



Price: \$750,000 Method: Sale Date: 28/03/2018 Rooms: -

Price: \$741,000

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments



79 Grayson Dr SCORESBY 3179 (REI)

-- 3







Agent Comments

Method: Auction Sale Date: 02/06/2018 Rooms: 4

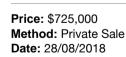
Property Type: House (Res) Land Size: 734 sqm approx







1645 Ferntree Gully Rd KNOXFIELD 3180 (REI) Agent Comments



Rooms: 4

Property Type: House Land Size: 722 sqm approx

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