

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 47 O'Connor Road, Knoxfield

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$822,500

House X

Suburb Knoxfield

Period - From 01/01/2018 to 31/12/2018

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 9 Christie St KNOXFIELD 3180	\$685,000	01/12/2018
2. 143 O'Connor Road KNOXFIELD 3180	\$715,000	18/08/2018
3. 1649 Ferntree Gully Rd KNOXFIELD 3180	\$620,000	16/01/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 11 February 2019.