

## 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

61 Rickards Avenue Knoxfield VIC 3180

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,500

\*House

X

\*Unit

Suburb

Knoxfield

Period-from

01 Jan 2018

to

31 Dec 2018

Source

Corelogic

### 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

121 Anne Road Knoxfield VIC 3180	\$725,000	13-Nov-18
21 Otira Road Knoxfield VIC 3180	\$695,000	26-Nov-18
143 Oconnor Road Knoxfield VIC 3180	\$715,000	18-Aug-18

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.~~

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**121 Anne Road Knoxfield VIC 3180**

Sold Price

**\$725,000**

Sold Date

**13-Nov-18**

 4  2  1

Distance

**0.34km**



**21 Otira Road Knoxfield VIC 3180**

Sold Price

**\$695,000**

Sold Date

**26-Nov-18**

 4  2  2

Distance

**0.52km**



**143 Oconnor Road Knoxfield VIC 3180**

Sold Price

**\$715,000**

Sold Date

**18-Aug-18**

 3  2  3

Distance

**0.65km**

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