

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

32 Elliot Street 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

*House

X

*Unit

Suburb

Knoxfield

Period-from

01 Mar 2018

to

28 Feb 2019

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

4 Doris Court Scoresby VIC 3179	\$770,000	04-Dec-18
3 Amour Court Wantirna South VIC 3152	\$785,000	15-Dec-18
42 Sylphide Way Wantirna South VIC 3152	\$775,000	28-Nov-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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4 Doris Court Scoresby VIC 3179

Sold Price

\$770,000

Sold Date

04-Dec-18

 3  2  4

Distance

1.36km



3 Amour Court Wantirna South VIC 3152

Sold Price

\$785,000

Sold Date

15-Dec-18

 3  1  2

Distance

1.43km



42 Sylphide Way Wantirna South VIC 3152

Sold Price

\$775,000

Sold Date

28-Nov-18

 3  1  1

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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