

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 23 Watersedge Close, Knoxfield Vic 3180

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$847,500 House X Unit Suburb Knoxfield

Period - From 01/10/2016 to 30/09/2017 Source REIV

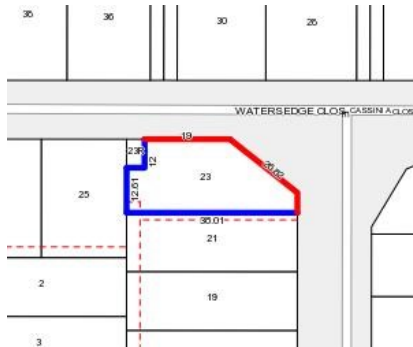
Comparable property sales (*Delete A or B below as applicable)

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	11 Paperbark PI KNOXFIELD 3180	\$985,000	20/12/2017
2	17 Watersedge CI KNOXFIELD 3180	\$1,045,000	14/10/2017
3	22 Watersedge CI KNOXFIELD 3180	\$1,040,000	15/07/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 638.236 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending September 2017: \$847,500

Comparable Properties



11 Paperbark PI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  2

Price: \$985,000

Method: Auction Sale

Date: 20/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 754 sqm approx



17 Watersedge CI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  2

Price: \$1,045,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 627 sqm approx



22 Watersedge CI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  3

Price: \$1,040,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx