

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

1/55 King Parade, Knoxfield Vic 3180

Indicative selling price

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

Range between \$770,000 & \$795,000

Median sale price

Median price \$765,000 Property Type Townhouse Suburb Knoxfield

Period - From 25/04/2021 to 24/04/2022 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	19 St Laurent Rise KNOXFIELD 3180	\$800,000	01/12/2021
2	29 Emica Pde KNOXFIELD 3180	\$785,000	10/01/2022
3	15 Emica Pde KNOXFIELD 3180	\$722,500	29/11/2021

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.~~

This Statement of Information was prepared on:

25/04/2022 23:26



 3  2  2

Property Type: Townhouse (Res)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$795,000

Median Townhouse Price

25/04/2021 - 24/04/2022: \$765,000

Comparable Properties



19 St Laurent Rise KNOXFIELD 3180 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)



29 Emica Pde KNOXFIELD 3180 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 10/01/2022

Property Type: Townhouse (Single)



15 Emica Pde KNOXFIELD 3180 (REI/VG)

Agent Comments

 3  2  2

Price: \$722,500

Method: Private Sale

Date: 29/11/2021

Property Type: Townhouse (Res)

Land Size: 141 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814