Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/55 King Parade, Knoxfield Vic 3180
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 & \$795,000	Range between	\$770,000	&	\$795,000
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Median sale price

Median price	\$765,000	Pro	pperty Type To	wnhouse	S	Suburb	Knoxfield
Period - From	25/04/2021	to	24/04/2022	Sou	ırceR	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

	and the component property		
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

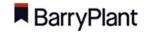
OR

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



Date of sale











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)





Price: \$800,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

29 Emica Pde KNOXFIELD 3180 (REI/VG)











Price: \$785,000 Method: Private Sale Date: 10/01/2022

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



15 Emica Pde KNOXFIELD 3180 (REI/VG)

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Agent Comments

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



