



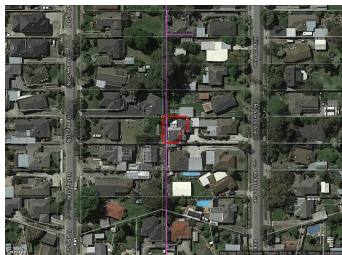
STATEMENT OF INFORMATION

2/59 RICKARDS AVENUE, KNOXFIELD, VIC 3180

PREPARED BY LUKE SCANNA, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/59 RICKARDS AVENUE, KNOXFIELD, VIC  3  2  2

Indicative Selling Price

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

Price Range: \$750,000 to \$800,000

Provided by: Luke Scanna, ian reid's vendor advocacy australia

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (Unit)

\$605,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9/3 KATHRYN RD, KNOXFIELD, VIC 3180

 3  3  2

Sale Price

\$778,000

Sale Date: 09/10/2017

Distance from Property: 505m



1/44 KATHRYN RD, KNOXFIELD, VIC 3180

 4  2  2

Sale Price

\$800,000

Sale Date: 24/11/2017

Distance from Property: 238m



2/73 RICKARDS AVE, KNOXFIELD, VIC

 3  2  2

Sale Price

****\$795,000**

Sale Date: 10/02/2018

Distance from Property: 121m



This report has been compiled on 16/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2/59 RICKARDS AVENUE, KNOXFIELD, VIC 3180

Indicative selling price

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

Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$605,000

House

Unit

X


Suburb

KNOXFIELD

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
9/3 KATHRYN RD, KNOXFIELD, VIC 3180	\$778,000	09/10/2017
1/44 KATHRYN RD, KNOXFIELD, VIC 3180	\$800,000	24/11/2017
2/73 RICKARDS AVE, KNOXFIELD, VIC 3180	**\$795,000	10/02/2018