

Daniel Cripps 9801 4777 0418 517 480 dcripps@barryplant.com.au

### 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	104 Rickards Avenue North, Knoxfield Vic 3180				

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin
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Range between	\$850,000	&	\$935,000
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#### Median sale price

Median price	\$847,500	Hou	ise X	Unit		Suburb	Knoxfield
Period - From	01/01/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	6 Honeypot CI KNOXFIELD 3180	\$935,000	20/01/2018
2	32 Laura Rd KNOXFIELD 3180	\$920,000	04/11/2017
3	2 Lakewood Dr KNOXFIELD 3180	\$899,000	02/11/2017

#### OR

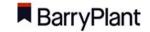
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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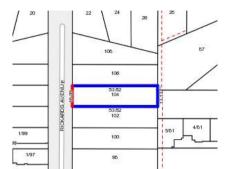


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**Indicative Selling Price** \$850,000 - \$935,000 **Median House Price** Year ending December 2017: \$847,500





## Comparable Properties



6 Honeypot CI KNOXFIELD 3180 (REI)

**---** 5



Price: \$935,000 Method: Auction Sale Date: 20/01/2018 Rooms: 6

Property Type: House (Res) Land Size: 528 sqm approx

**Agent Comments** 

32 Laura Rd KNOXFIELD 3180 (REI)

**5** 





Price: \$920.000

Method: Sold Before Auction

Date: 04/11/2017 Rooms: 10

Property Type: House (Res) Land Size: 711 sqm approx

Agent Comments



2 Lakewood Dr KNOXFIELD 3180 (REI)





Price: \$899,000 Method: Private Sale Date: 02/11/2017 Rooms: 5

Property Type: House Land Size: 627 sqm approx **Agent Comments** 

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