

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/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$847,500 House 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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



6 Honeypot CI KNOXFIELD 3180 (REI)

Agent Comments

 5  3  2

Price: \$935,000

Method: Auction Sale

Date: 20/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 528 sqm approx

32 Laura Rd KNOXFIELD 3180 (REI)

Agent Comments

 5  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 04/11/2017

Rooms: 10

Property Type: House (Res)

Land Size: 711 sqm approx



2 Lakewood Dr KNOXFIELD 3180 (REI)

Agent Comments

 4  2  2

Price: \$899,000

Method: Private Sale

Date: 02/11/2017

Rooms: 5

Property Type: House

Land Size: 627 sqm approx