

Dylan Hare 8720 6333 0431 630 741

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### 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

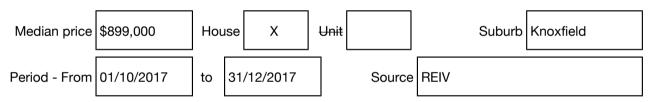
59 Peppermint Grove, Knoxfield Vic 3180

#### Indicative selling price

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

Range between	\$970,000	&	\$1,060,000

#### Median sale price



#### 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	51 Lakewood Dr KNOXFIELD 3180	\$1,041,000	11/11/2017
2	156 Wallace Rd WANTIRNA SOUTH 3152	\$1,033,000	24/03/2018
3	11 Paperbark PI KNOXFIELD 3180	\$985,000	20/12/2017

#### 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.

#### Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Res) Land Size: 726 sqm approx Agent Comments Dylan Hare 8720 6333 0431 630 741 dylan.hare@noeljones.com.au

Indicative Selling Price \$970,000 - \$1,060,000 Median House Price December quarter 2017: \$899,000

## **Comparable Properties**





156 Wallace Rd WANTIRNA SOUTH 3152 (REI) Agent Comments



Property Type: House (Res) Land Size: 627 sqm approx

Price: \$1,033,000 Method: Private Sale Date: 24/03/2018 Rooms: -Property Type: House



11 Paperbark PI KNOXFIELD 3180 (REI)

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Price: \$985,000 Method: Auction Sale Date: 20/12/2017 Rooms: -Property Type: House (Res) Land Size: 754 sgm approx Agent Comments

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