

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

Median price \$899,000

House

X

Unit

Suburb Knoxfield

Period - From 01/10/2017

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	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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Comparable Properties

51 Lakewood Dr KNOXFIELD 3180 (REI)

Agent Comments

4 2 2

Price: \$1,041,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx



156 Wallace Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

4 2 2

Price: \$1,033,000

Method: Private Sale

Date: 24/03/2018

Rooms: -

Property Type: House



11 Paperbark PI KNOXFIELD 3180 (REI)

Agent Comments

4 2 2

Price: \$985,000

Method: Auction Sale

Date: 20/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 754 sqm approx