

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

1619 Ferntree Gully Road, Knoxfield Vic 3180

Indicative selling price

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

Range between \$890,000

&

\$979,000

Median sale price

Median price \$725,000

Property Type House

Suburb Knoxfield

Period - From 01/04/2019

to 30/06/2019

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	19 Melanie CI WANTIRNA SOUTH 3152	\$1,005,000	03/07/2019
2	30 Paperbark PI KNOXFIELD 3180	\$885,000	20/07/2019
3	34 David St KNOXFIELD 3180	\$800,000	08/04/2019

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.~~

This Statement of Information was prepared on:

01/10/2019 12:24



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Property Type: House
Land Size: 1175 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$979,000
Median House Price
June quarter 2019: \$725,000

Comparable Properties



19 Melanie CI WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$1,005,000
Method: Private Sale
Date: 03/07/2019
Rooms: 6
Property Type: House
Land Size: 708 sqm approx



30 Paperbark PI KNOXFIELD 3180 (VG)

Agent Comments

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Price: \$885,000
Method: Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 724 sqm approx

34 David St KNOXFIELD 3180 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 08/04/2019
Property Type: House (Res)
Land Size: 1182 sqm approx