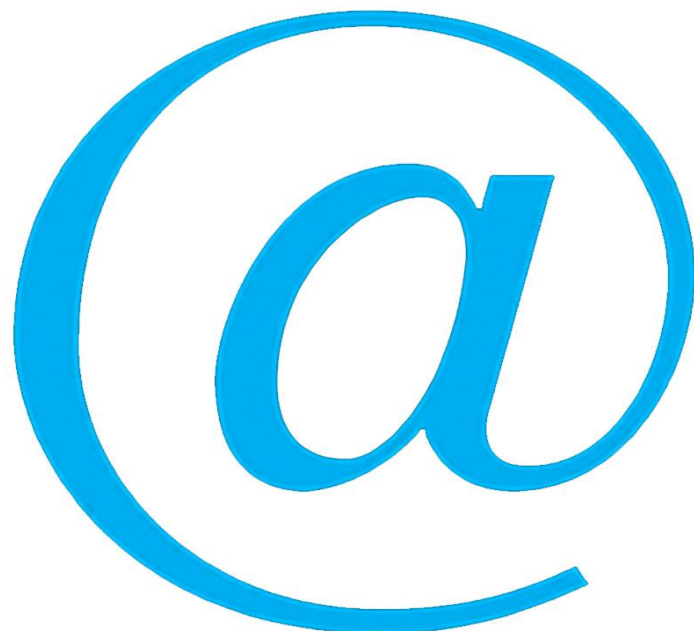


STATEMENT OF INFORMATION

45 COROMANDEL CRESCENT, KNOXFIELD, VIC 3180
PREPARED BY KENNETH OOI, LEVEL 6, 50 APPEL STREET SURFERS PARADISE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 COROMANDEL CRESCENT,

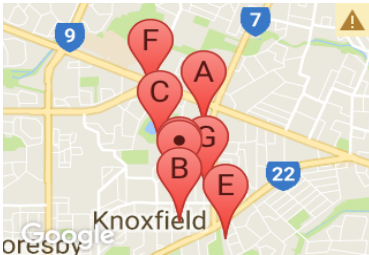
3 1 2

Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (House)

\$771,500

01 July 2016 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



24 BUNNETT RD, KNOXFIELD, VIC 3180

3 1 2

Sale Price

***\$938,888**

Sale Date: 22/08/2017

Distance from Property: 1.1 km



13 COROMANDEL CRES, KNOXFIELD, VIC 3180

3 1 2

Sale Price

\$902,000

Sale Date: 18/02/2017

Distance from Property: 384m



40 WATSEEDGE CL, KNOXFIELD, VIC 3180

4 2 2

Sale Price

***\$950,000**

Sale Date: 22/08/2017

Distance from Property: 761m



This report has been compiled on 25/09/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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49 COROMANDEL CRES, KNOXFIELD, VIC 3180 4 1 2

Sale Price
***\$905,000**

Sale Date: 16/05/2017

Distance from Property: 46m



14 CHERYL CRES, FERNTREE GULLY, VIC 3156 5 2 2

Sale Price
***\$960,000**

Sale Date: 27/06/2017

Distance from Property: 867m



7 APPLEBERRY CL, KNOXFIELD, VIC 3180 3 2 2

Sale Price
***\$900,000**

Sale Date: 09/09/2017

Distance from Property: 1.5km



56 KING PDE, KNOXFIELD, VIC 3180 3 2 6

Sale Price
\$1,000,000

Sale Date: 04/05/2017

Distance from Property: 346m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 COROMANDEL CRESCENT, KNOXFIELD, VIC 3180

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$771,500

House

X

Unit


Suburb

KNOXFIELD

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
24 BUNNETT RD, KNOXFIELD, VIC 3180	*\$938,888	22/08/2017
13 COROMANDEL CRES, KNOXFIELD, VIC 3180	\$902,000	18/02/2017
40 WATERSEDGE CL, KNOXFIELD, VIC 3180	*\$950,000	22/08/2017
49 COROMANDEL CRES, KNOXFIELD, VIC 3180	*\$905,000	16/05/2017

14 CHERYL CRES, FERNTREE GULLY, VIC 3156	*\$960,000	27/06/2017
7 APPLEBERRY CL, KNOXFIELD, VIC 3180	*\$900,000	09/09/2017
56 KING PDE, KNOXFIELD, VIC 3180	\$1,000,000	04/05/2017