

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 56 David Street, KNOXFIELD 3180

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$740,000 - \$810,000

### Median sale price

Median **House** for **KNOXFIELD** for period **Aug 2019 - Sep 2019**

Sourced from <https://www.realestate.com.au/neighbourh>.

## \$722,500

### 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 the most comparable to the property for sale.

**77 Oconner Road,**  
Knoxfield 3180

Price **\$762,000** Sold 04 June  
2019

**55 Rodney Drive,**  
knoxfield 3180

Price **\$700,000** Sold 24 July  
2019

**30 Paperbark Place,**  
Knoxfield 3180

Price **\$885,000** Sold 27 July  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from <https://www.realestate.com.au/neighbourh>.

House



4 beds



2 parking

### Pioneer Real Estate

15 Enterprise Avenue,  
Hampton Park VIC 3976

### Contact agents



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