

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

44 Rodney Drive Knoxfield VIC 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

*House

X

*Unit

Suburb

Knoxfield

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

47 Oconnor Road Knoxfield VIC 3180	\$630,500	10-May-19
20 Michele Drive Scoresby VIC 3179	\$655,000	29-Jan-19
7 Oconnor Road Knoxfield VIC 3180	\$640,000	03-Apr-19

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 6 months.~~

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47 Oconnor Road Knoxfield VIC 3180

Sold Price

^{RS}

\$630,500

Sold Date

10-May-19

 3

 1

 4

Distance

0.87km



20 Michele Drive Scoresby VIC 3179

Sold Price

\$655,000

Sold Date

29-Jan-19

 3

 1

 3

Distance

1.05km



7 Oconnor Road Knoxfield VIC 3180

Sold Price

\$640,000

Sold Date

03-Apr-19

 3

 1

 4

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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