

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

25 King Parade, Knoxfield Vic 3180

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$990,000 House X Unit Suburb Knoxfield

Period - From 01/04/2017 to 30/06/2017 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	69 King Pde KNOXFIELD 3180	\$1,020,000	17/08/2017
2	17 Gilbert Ct SCORESBY 3179	\$1,000,000	08/07/2017
3	40 Watersedge CI KNOXFIELD 3180	\$950,000	22/08/2017

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.~~

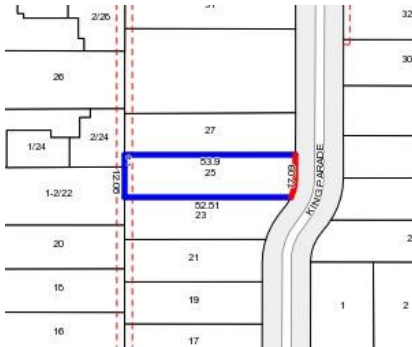
Daniel Cripps
98014777
0418 517 480
dcripps@barryplant.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2017: \$990,000



Rooms:

Property Type: House (Res)

Land Size: 907 sqm approx

Agent Comments

Comparable Properties



69 King Pde KNOXFIELD 3180 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: House

Land Size: 990 sqm approx



17 Gilbert Ct SCORESBY 3179 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 1088 sqm approx



40 Watersedge Ct KNOXFIELD 3180 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 22/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 733 sqm approx