



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 O'Connor Road,  
KNOXFIELD 3180**

### Indicative selling price

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

**Range \$720,000 - \$750,000**

### Median sale price

Median **House** for **KNOXFIELD** for period **Jan 2017 - Dec 2017**

Sourced from **Realestate.com.au**.

**\$784,000**

### 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.

**6 Otira Road ,**  
Knoxfield 3180

**Price \$778,000** Sold 22  
October 2017

**16 Otira Road ,**  
Knoxfield 3180

**Price \$780,000** Sold 29  
November 2017

**26 Latona Avenue ,**  
Knoxfield 3180

**Price \$790,000** Sold 16  
December 2017


### 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 [Realestate.com.au](http://Realestate.com.au).

### One Agency Zhu Property

2/333 Wantirna Road,  
Wantirna VIC 3152

### Contact agents

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**ONE AGENCY**  
ZHU PROPERTY