

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

4/1 David Street, Knoxfield Vic 3180

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$667,000

House

Unit

X

Suburb

Knoxfield

Period - From 01/10/2016

to

30/09/2017

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	2/35 Dobson St FERNTREE GULLY 3156	\$562,000	25/10/2017
2	2/1613 Ferntree Gully Rd KNOXFIELD 3180	\$530,000	13/11/2017
3	15/407-421 Scoresby Rd FERNTREE GULLY 3156	\$515,000	29/11/2017

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.

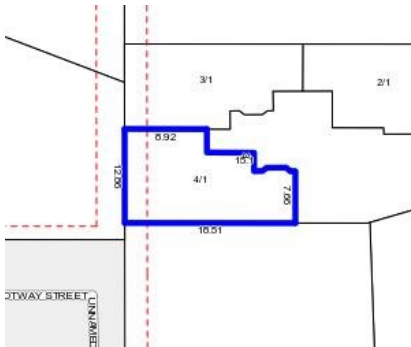
Daniel Cripps
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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2017: \$667,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/35 Dobson St FERNTREE GULLY 3156 (REI) **Agent Comments**

 2  1  2

Price: \$562,000

Method: Private Sale

Date: 25/10/2017

Rooms: -

Property Type: Unit



2/1613 Ferntree Gully Rd KNOXFIELD 3180 (REI) **Agent Comments**

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 13/11/2017

Rooms: -

Property Type: Unit



15/407-421 Scoresby Rd FERNTREE GULLY 3156 (REI) **Agent Comments**

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 29/11/2017

Rooms: 3

Property Type: Unit

Land Size: 160 sqm approx