

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 2/24 Cherrytree Rise, Knoxfield

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$687,500

*Unit X

Suburb Knoxfield

Period - From 01/01/2017 to 31/12/2017

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 4/1 David Street, Knoxfield 3180	\$550,864	16/02/2018
2. 2/1613 Ferntree Gully Road, Knoxfield 3180	\$530,000	13/11/2017
3. 15/407-421 Scoresby Road, Ferntree Gully 3156	\$515,000	29/11/2017