

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

31 Peppermint Grove, Knoxfield Vic 3180

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$847,500

House

X

Unit

Suburb Knoxfield

Period - From 01/01/2017

to

31/12/2017

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	77 Applewood Dr KNOXFIELD 3180	\$900,000	13/01/2018
2	76 Edina Rd FERNTREE GULLY 3156	\$855,000	09/12/2017
3	73 OConnor Rd KNOXFIELD 3180	\$850,000	23/08/2017

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.

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2017: \$847,500



Rooms: 2

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



77 Applewood Dr KNOXFIELD 3180 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 13/01/2018

Rooms: 4

Property Type: House

Land Size: 580 sqm approx



76 Edina Rd FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 831 sqm approx



73 O'Connor Rd KNOXFIELD 3180 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 23/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx