

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

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						

Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$847,500	Hou	ise 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.

Add	dress 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

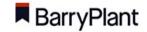
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$800,000 - \$880,000 **Median House Price** Year ending December 2017: \$847,500





Property Type: House Land Size: 630 sqm approx

Agent Comments



Comparable Properties





Price: \$900,000 Method: Private Sale Date: 13/01/2018 Rooms: 4

Property Type: House

Land Size: 580 sqm approx

Agent Comments



76 Edina Rd FERNTREE GULLY 3156 (REI)

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Price: \$855.000 Method: Auction Sale Date: 09/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 831 sqm approx

Agent Comments



73 OConnor Rd KNOXFIELD 3180 (REI)





Price: \$850,000

Method: Sold Before Auction

Date: 23/08/2017

Rooms: -

Property Type: House (Res) Land Size: 715 sqm approx

Agent Comments

Account - Barry Plant





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