

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 LAURA ROAD, KNOXFIELD, VIC 3180**

 3  1  2

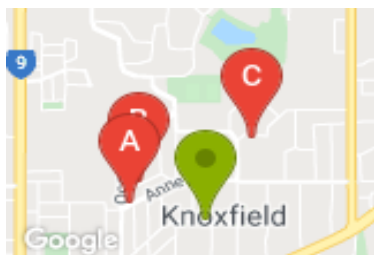
### Indicative Selling Price

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

Single Price: **\$800,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE



**KNOXFIELD, VIC, 3180**

Suburb Median Sale Price (House)

**\$733,000**

01 July 2019 to 30 September 2019

Provided by: 

## COMPARABLE PROPERTIES

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.



**140 ANNE RD, KNOXFIELD, VIC 3180**

 3  1  2

Sale Price

**\*\$777,000**

Sale Date: 12/10/2019

Distance from Property: 511m



**15 FRUDAL CRES, KNOXFIELD, VIC 3180**

 3  1  4

Sale Price

**\$750,000**

Sale Date: 03/08/2019

Distance from Property: 519m



**21 THE RDGE, KNOXFIELD, VIC 3180**

 3  1  2

Sale Price

**\$825,000**

Sale Date: 06/06/2019

Distance from Property: 650m



This report has been compiled on 01/11/2019 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

24 LAURA ROAD, KNOXFIELD, VIC 3180

### Indicative selling price

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

Single Price:

\$800,000

### Median sale price

Median price

\$733,000

Property type

House

Suburb

KNOXFIELD

Period

01 July 2019 to 30 September 2019

Source

pricfinder

### 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 most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

140 ANNE RD, KNOXFIELD, VIC 3180	*\$777,000	12/10/2019
15 FRUDAL CRES, KNOXFIELD, VIC 3180	\$750,000	03/08/2019
21 THE RDGE, KNOXFIELD, VIC 3180	\$825,000	06/06/2019

This Statement of Information was prepared on:

01/11/2019