

Michael Hill 8720 6333 0422 633 302

michael.hill@noeljones.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

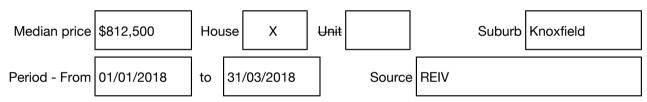
86 David Street North, Knoxfield Vic 3180

Indicative selling price

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

Range between	\$750,000	&	\$825,000
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Median sale price



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	32 Piperita Rd FERNTREE GULLY 3156	\$828,000	16/05/2018
2	10 Ayr St FERNTREE GULLY 3156	\$761,000	19/05/2018
3	26 Holme Rd FERNTREE GULLY 3156	\$750,000	22/03/2018

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 - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





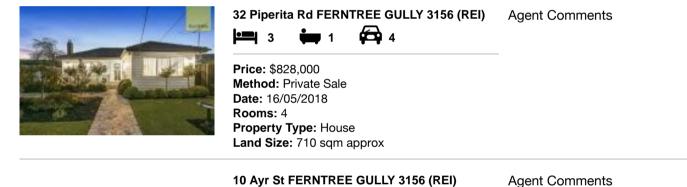




Rooms: Property Type: House (Res) Land Size: 731 sqm approx Agent Comments Michael Hill 8720 6333 0422 633 302 michael.hill@noeljones.com.au

> Indicative Selling Price \$750,000 - \$825,000 Median House Price March quarter 2018: \$812,500

Comparable Properties





Agent Comments

Agent Comments

Price: \$761,000 Method: Sold Before Auction Date: 19/05/2018 Rooms: -Property Type: House Land Size: 785 sqm approx



26 Holme Rd FERNTREE GULLY 3156 (REI)



Price: \$750,000 Method: Private Sale Date: 22/03/2018 Rooms: -Property Type: House (Res)

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propertydata

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