

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

Median sale price

Median price \$812,500

House

X

Unit

Suburb Knoxfield

Period - From 01/01/2018

to

31/03/2018

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	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.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



32 Piperita Rd FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 4

Price: \$828,000

Method: Private Sale

Date: 16/05/2018

Rooms: 4

Property Type: House

Land Size: 710 sqm approx

10 Ayr St FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 2

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)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 22/03/2018

Rooms: -

Property Type: House (Res)