

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 LAKEWOOD DRIVE, KNOXFIELD, VIC

 4  2  2

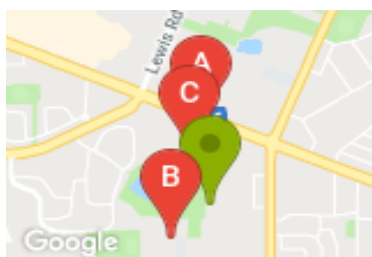
Indicative Selling Price

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

Single Price: \$900,000

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (House)

\$870,000

01 April 2018 to 30 June 2018

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.



6 HONEYPOT CL, KNOXFIELD, VIC 3180

 4  3  2

Sale Price

\$935,000

Sale Date: 20/01/2018

Distance from Property: 575m



17 WATSEEDGE CL, KNOXFIELD, VIC 3180

 4  2  2

Sale Price

\$1,045,000

Sale Date: 14/10/2017

Distance from Property: 341m



10 WOODVIEW PL, KNOXFIELD, VIC 3180

 4  2  2

Sale Price

***\$968,900**

Sale Date: 30/06/2018

Distance from Property: 387m



This report has been compiled on 05/07/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

59 LAKEWOOD DRIVE, KNOXFIELD, VIC 3180

Indicative selling price

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

Single Price:

\$900,000

Median sale price

Median price

\$870,000

House

X

Unit

Suburb

KNOXFIELD

Period

01 April 2018 to 30 June 2018

Source



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
6 HONEYPOT CL, KNOXFIELD, VIC 3180	\$935,000	20/01/2018
17 WATERSEDGE CL, KNOXFIELD, VIC 3180	\$1,045,000	14/10/2017
10 WOODVIEW PL, KNOXFIELD, VIC 3180	*\$968,900	30/06/2018