

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

10 Woodview Place, Knoxfield Vic 3180

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$845,000

House

X

Unit

Suburb

Knoxfield

Period - From

01/04/2017

to

31/03/2018

Source

REIV

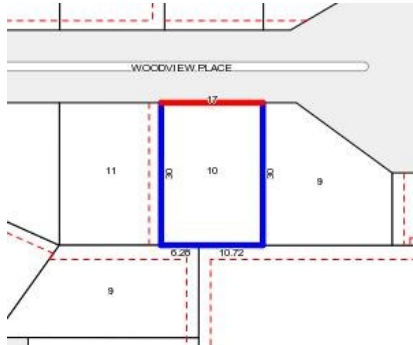
Comparable property sales (*Delete A or B below as applicable)

- 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	8 Witken Av WANTIRNA SOUTH 3152	\$881,000	20/02/2018
2	31 Alexandra Ct KNOXFIELD 3180	\$880,000	05/05/2018
3	62 Helen Rd FERNTREE GULLY 3156	\$851,000	17/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2018: \$845,000

Comparable Properties



8 Witken Av WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$881,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: House
Land Size: 693 sqm approx



31 Alexandra Ct KNOXFIELD 3180 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 554 sqm approx



62 Helen Rd FERNTEE GULLY 3156 (REI)

Agent Comments



Price: \$851,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 722 sqm approx