

## 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

2A Oconnor 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,000

\*House

\*Unit

X

Suburb

Knoxfield

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

### 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

1/55 King Parade Knoxfield VIC 3180	\$690,000	22-Jan-19
4 Grove Way Wantirna South VIC 3152	\$700,000	13-Mar-19
168 Harcrest Boulevard Wantirna South VIC 3152	\$707,000	03-Apr-19

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.~~

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**1/55 King Parade Knoxfield VIC 3180**

 3  2  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**22-Jan-19**

Distance

**1.76km**



**4 Grove Way Wantirna South VIC 3152**

 3  2  2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**13-Mar-19**

Distance

**1.7km**



**168 Harcrest Boulevard Wantirna South VIC 3152**

 3  2  2

Sold Price

<sup>RS</sup> **\$707,000** <sup>UN</sup>

Sold Date

**03-Apr-19**

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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