## **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  21 Elliot Street, Knoxfield, VIC 3180							
ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
\$800,000		&	\$880,000				
Median sale price							
\$950,000		Property Type	House		Suburb	Knoxfield (3152)	
01/02/2023	to	29/02/2024	Source	Core Logic			
Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.							
Comparable property sales							
A These are two 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
21 KINGSFORD STREET, BAYSWATER VIC 3153						\$860,000	28/02/2024
109 WINDERMERE DRIVE, FERNTREE GULLY VIC 3156						\$876,000	16/03/2024
	dress b and code  ng price  of this price see \$800,000  rice  \$950,000  01/02/2023  Important advice (b) of the Estat locality in whice properties sold price is unlikely roperty sales. These are two agent or agent arable property. STREET, BAYSW	dress b and code  21 Elliot Street, keep and price  of this price see consuments \$800,000  rice  \$950,000  01/02/2023 to  Important advice about (b) of the Estate Agents locality in which the properties sold during the price is unlikely to be more property sales  These are two properties agent or agent's represents arable property  STREET, BAYSWATER V	dress b and code  21 Elliot Street, Knoxfield, VIC 37 and code  rice  \$950,000  Property Type  01/02/2023  to 29/02/2024  Important advice about the median sal (b) of the Estate Agents Act 1980. The locality in which the property offered for properties sold during the period speciprice is unlikely to be meaningful statistically agent or agent's representative considerable property  STREET, BAYSWATER VIC 3153	trice  \$950,000  Property Type  Important advice about the median sale price:  (b) of the Estate Agents Act 1980. The median locality in which the property offered for sale is properties sold during the period specified by the price is unlikely to be meaningful statistically a roperty sales  These are two properties sold within two kilomagent or agent's representative considers to be arable property  STREET, BAYSWATER VIC 3153	and toode  21 Elliot Street, Knoxfield, VIC 3180  Ing price  of this price see consumer.vic.gov.au/underquoting  \$800,000  Rice  \$950,000  Property Type  House  01/02/2023  to 29/02/2024  Source Core Logic  Important advice about the median sale price: The median sa (b) of the Estate Agents Act 1980. The median selling price folocality in which the property offered for sale is located has b properties sold during the period specified by the section. Bec price is unlikely to be meaningful statistically and should be corpoperty sales  These are two properties sold within two kilometres of the proagent or agent's representative considers to be most compararable property  ETREET, BAYSWATER VIC 3153	21 Elliot Street, Knoxfield, VIC 3180  Ing price  of this price see consumer.vic.gov.au/underquoting  \$800,000  Rice  \$950,000  Property Type  House  Suburb  101/02/2023  To 29/02/2024  Source  Core Logic  Important advice about the median sale price: The median sale price is (b) of the Estate Agents Act 1980. The median selling price for a resid locality in which the property offered for sale is located has been calcuproperties sold during the period specified by the section. Because of price is unlikely to be meaningful statistically and should be considered to the considered to	dress b and toode  21 Elliot Street, Knoxfield, VIC 3180  Ing price  of this price see consumer.vic.gov.au/underquoting  \$800,000  \$880,000  Property Type  House  \$950,000  Property Type  House  \$950,000  Property Type  Gore Logic  Important advice about the median sale price: The median sale price is provided to comply with locality in which the property offered for sale is located has been calculated on the sale prices properties sold during the period specified by the section. Because of the small number of sale price is unlikely to be meaningful statistically and should be considered accordingly.  Property sales  These are two properties sold within two kilometres of the property for sale in the last six montagent or agent's representative considers to be most comparable to the property for sale.  Breez, BAYSWATER VIC 3153  \$860,000

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.

