

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

7 Cherrytree Rise, 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 \$901,000

Property Type House

Suburb Knoxfield

Period - From 01/04/2020

to 31/03/2021

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.

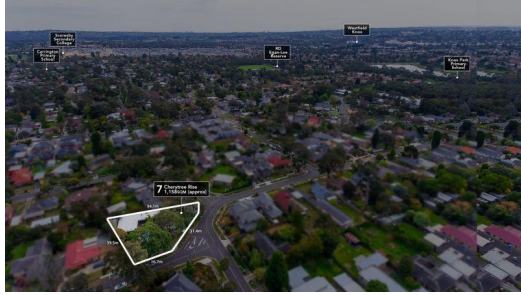
	Address of comparable property	Price	Date of sale
1	3 Allister CI KNOXFIELD 3180	\$865,000	20/02/2021
2	18 Janden CI KNOXFIELD 3180	\$829,000	27/03/2021
3	1 Seattle Ct KNOXFIELD 3180	\$825,000	17/04/2021

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.~~

This Statement of Information was prepared on:

19/04/2021 11:07



3 2 2

Property Type: House (Res)

Land Size: 1158 sqm approx

Agent Comments

Comparable Properties



3 Allister CI KNOXFIELD 3180 (REI)

Agent Comments

3 1 1

Price: \$865,000

Method: Sold Before Auction

Date: 20/02/2021

Property Type: House (Res)

Land Size: 744 sqm approx



18 Janden CI KNOXFIELD 3180 (REI)

Agent Comments

4 1 2

Price: \$829,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 807 sqm approx



1 Seattle Ct KNOXFIELD 3180 (REI)

Agent Comments

3 2 3

Price: \$825,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 723 sqm approx