

## 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

59 St Laurent Rise 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

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Knoxfield

Period-from

01 Jul 2019

to

30 Jun 2020

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 6 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

1/53 Oconnor Road Knoxfield VIC 3180	\$685,000	01-Feb-20
8 Watling Grove Ferntree Gully VIC 3156	\$675,000	28-Jun-20
3/35 Dobson Street Ferntree Gully VIC 3156	\$680,000	14-Mar-20

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 6 months.

This Statement of Information was prepared on: 20 July 2020



**1/53 Oconnor Road Knoxfield VIC 3180**

Sold Price

**\$685,000**

Sold Date

**01-Feb-20**

3

1

1

Distance

**0.68km**



**8 Watling Grove Ferntree Gully VIC 3156**

Sold Price

**\$675,000<sup>UN</sup>**

Sold Date

**28-Jun-20**

3

2

2

Distance

**1.11km**



**3/35 Dobson Street Ferntree Gully VIC 3156**

Sold Price

**\$680,000**

Sold Date

**14-Mar-20**

3

1

2

Distance

**2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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