

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

27 Belindavale Drive, Knoxfield Vic 3180

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$990,000 House X Unit Suburb Knoxfield

Period - From 01/04/2017 to 30/06/2017 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	22 Watersedge CI KNOXFIELD 3180	\$1,040,000	15/07/2017
2	69 King Pde KNOXFIELD 3180	\$1,020,000	17/08/2017
3	1 Appleberry CI KNOXFIELD 3180	\$990,000	09/06/2017

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.~~

Brendan Murphy

9801 4777

0439 388 866

bmurphy@barryplant.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2017: \$990,000



 4  2  2

Rooms:

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



22 Watersedge CI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  3

Price: \$1,040,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx



69 King Pde KNOXFIELD 3180 (REI)

Agent Comments

 4  2  6

Price: \$1,020,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: House

Land Size: 990 sqm approx



1 Appleberry CI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  2

Price: \$990,000

Method: Sold Before Auction

Date: 09/06/2017

Rooms: 6

Property Type: House (Res)