

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	10 Philip Road, Knoxfield
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$*	or range between	\$* 720,000	&	\$ 790,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$ 813,000	*House	X	*Unit		Suburb	Knoxfield
Period - From	02/01/18	to	02/05/18	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 12 Narong Crescent, Knoxfield	\$ 750,000	28/03/18
2 67 Oconnor Road, Knoxfield	\$ 750,000	10/02/18
3 58 Rodney Drive, Knoxfield	\$ 775,000	03/03/18