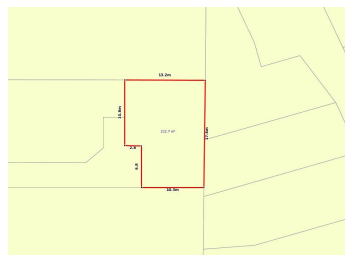


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/16 HARLEY STREET, KNOXFIELD, VIC

 2  2  1

Indicative Selling Price

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

Price Range: **\$590,000 to \$645,000**

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (Unit)

\$632,500

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9/36 KATHRYN RD, KNOXFIELD, VIC 3180

 2  2  1

Sale Price

\$643,000

Sale Date: 07/10/2017

Distance from Property: 598m



3/84 KATHRYN RD, KNOXFIELD, VIC 3180

 2  1  1

Sale Price

\$600,000

Sale Date: 11/01/2018

Distance from Property: 1km



2/50 DAVID ST, KNOXFIELD, VIC 3180

 2  3  2

Sale Price

\$685,000

Sale Date: 31/10/2017

Distance from Property: 824m



This report has been compiled on 29/03/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

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

2/16 HARLEY STREET, KNOXFIELD, VIC 3180

Indicative selling price

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

Price Range:

\$590,000 to \$645,000

Median sale price

Median price

\$632,500

House

Unit

X

Suburb

KNOXFIELD

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
9/36 KATHRYN RD, KNOXFIELD, VIC 3180	\$643,000	07/10/2017
3/84 KATHRYN RD, KNOXFIELD, VIC 3180	\$600,000	11/01/2018
2/50 DAVID ST, KNOXFIELD, VIC 3180	\$685,000	31/10/2017