
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

21 Peppermint Grove, Knoxfield

Indicative selling price

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

Range between \$ 850,000 & \$ 935,000

Median sale price

Median price

\$ 785,000

*House

X

Suburb

Knoxfield

Period - From

01/01/2017

to

31/03/2017

Source

REIV propertydata.com.au

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
1 22 Lakewood Drive, Knoxfield	\$ 925,000	22/04/2017
2 3 Azalea Court, Knoxfield	\$ 915,000	01/04/2017
3 5 Beckenham Drive, Ferntree Gully	\$ 912,000	21/03/2017

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.