

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

409 Schoolhouse Lane, Knowsley Vic 3523

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

#### Median sale price\*

Median price House Unit Suburb or locality Knowsley

Period - From to Source

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3 Lewis Rd HEATHCOTE 3523	\$800,000	12/12/2017
2	79 Ralstons La AXEDALE 3551	\$770,000	18/05/2018
3	197 Sheridans La KNOWSLEY 3523	\$626,626	22/11/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Mixed  
Farming/Grazing (without structural improvements)  
**Land Size:** 400000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$780,000  
**No median price available**

## Comparable Properties



**3 Lewis Rd HEATHCOTE 3523 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 12/12/2017  
**Rooms:** -  
**Property Type:** Other (Bus - Food)



**79 Ralstons La AXEDALE 3551 (REI/VG)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 18/05/2018  
**Rooms:** 7  
**Property Type:** Misc Improvements Rural (no dwelling)  
**Land Size:** 161880 sqm approx



**197 Sheridans La KNOWSLEY 3523 (REI)**

**Agent Comments**



**Price:** \$626,626  
**Method:** Private Sale  
**Date:** 22/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 404700 sqm approx