



SCHROEDER & WALLIS

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Property Offered for Sale: **1/35 Bunnett Road, Knoxfield 3180**

3 2 3

Indicative Selling Price:

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

Range Between: **\$550,000 - \$600,000**



Median Sale Price:

\$597,500 for Units in Knoxfield

Source: RP Data Pty Ltd trading as CoreLogic for the period 1 August 2016 - 7 August 2017

Comparable Property Sales:

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Property Address				Sale Date	Sale Price
80 David Street, Knoxfield	3	1	2	17/05/2017	\$585,000
1/15 Valetta Crescent, Knoxfield	3	1	2	28/06/2017	\$587,000
1/8 Harley Street, Knoxfield	3	1	1	01/05/2017	\$585,000

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.