

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for sa	le	
		_		

	114 Oconnor Road, Knoxfield Vic 3180
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$770,000	&	\$847,000
		ı	

Median sale price

Median price	\$847,500	Hou	ıse X	Unit		Suburb	Knoxfield
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale	
1	11 Foster Cr KNOXFIELD 3180	\$843,000	26/09/2017	
2	29 Christie St KNOXFIELD 3180	\$820,000	15/12/2017	
3	105 Oconnor Rd KNOXFIELD 3180	\$805,000	07/10/2017	

OR

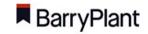
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant



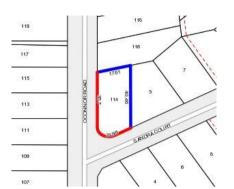


Generated: 14/02/2018 10:45



Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Indicative Selling Price \$770,000 - \$847,000 **Median House Price** Year ending December 2017: \$847,500





Rooms:

Property Type: House Land Size: 715 sqm approx

Agent Comments

Comparable Properties

11 Foster Cr KNOXFIELD 3180 (REI)





Price: \$843,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments



29 Christie St KNOXFIELD 3180 (REI)



Price: \$820,000 Method: Private Sale Date: 15/12/2017 Rooms: 5

Property Type: House Land Size: 740 sqm approx Agent Comments



105 Oconnor Rd KNOXFIELD 3180 (REI)





Price: \$805,000 Method: Auction Sale Date: 07/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments

Account - Barry Plant





Generated: 14/02/2018 10:45