

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

114 Oconnor Road, Knoxfield Vic 3180

Indicative selling price

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

Range between

\$770,000

&

\$847,000

Median sale price

Median price

\$847,500

House

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.

	Address 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.



Rooms:

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties

11 Foster Cr KNOXFIELD 3180 (REI)

Agent Comments



Price: \$843,000

Method: Private Sale

Date: 26/09/2017

Rooms: -

Property Type: House (Res)



29 Christie St KNOXFIELD 3180 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 15/12/2017

Rooms: 5

Property Type: House

Land Size: 740 sqm approx



105 Oconnor Rd KNOXFIELD 3180 (REI)

Agent Comments



Price: \$805,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 721 sqm approx