

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	32 Rickards Avenue, Knoxfield Vic 3180
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$760,000	&	\$836,000

Median sale price

Median price	\$822,500	Hou	ise X	Unit		Suburb	Knoxfield
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

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

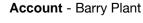
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	12 The Ridge West KNOXFIELD 3180	\$795,500	15/07/2017
2	25 Christie St KNOXFIELD 3180	\$780,000	06/06/2017
3	128 Anne Rd KNOXFIELD 3180	\$836,000	15/05/2017

OR

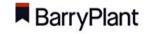
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: Agent Comments

Indicative Selling Price \$760,000 - \$836,000 **Median House Price** Year ending June 2017: \$822,500

Comparable Properties



12 The Ridge West KNOXFIELD 3180 (REI)





Agent Comments

Price: \$795,500 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: House (Res) Land Size: 489 sqm approx



25 Christie St KNOXFIELD 3180 (REI)





Price: \$780,000 Method: Private Sale Date: 06/06/2017 Rooms: 5

Property Type: House Land Size: 748 sqm approx Agent Comments



128 Anne Rd KNOXFIELD 3180 (REI)





Price: \$836,000 Method: Private Sale Date: 15/05/2017 Rooms: 6

Property Type: House Land Size: 715 sqm approx **Agent Comments**

Account - Barry Plant





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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