STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	95 Rickards Avenue North, Knoxfield, VIC, 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$770,000	&	$847,000

Median sale price

(*Delete house or unit as applicable)

Median price	$785,000	*House	yes	*Unit		Suburb	Knoxfield
Period - From	01/01/2017	to	31/03/2017			Source	REIV propertydata.com.au

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 – 19 Pamela Court, Scoresby, VIC, 3179	$821,000	01/04/2017
2 – 14 Narong Crescent, Knoxfield, VIC, 3180	$831,000	04/03/2017
3 – 96 Harley Street North, Knoxfield, VIC, 3180	$775,000	04/02/2017

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.

Property data source: REIV propertydata.com.au. Generated on 07 May 2017.