BarryPlant

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	9/3-5 Kathryn Road, Knoxfield Vic 3180

Indicative selling price

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

Range between	$680,000	&	$748,000

Median sale price

Median price	$662,500	~~House~~		Unit	X	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	3/32 Kathryn Rd KNOXFIELD 3180	$771,000	13/05/2017
2	2/67 Rickards Av KNOXFIELD 3180	$723,000	21/05/2017
3	3/33 Elliot St KNOXFIELD 3180	$700,000	04/03/2017

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.~~

REIV propertydata.com.au

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.

9/3-5 Kathryn Road, Knoxfield Vic 3180



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$680,000 - $748,000
Median Unit Price
Year ending June 2017: $662,500

Comparable Properties



3/32 Kathryn Rd KNOXFIELD 3180 (REI)
3 2 2

Price: $771,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 5
Property Type: Unit

Agent Comments

2/67 Rickards Av KNOXFIELD 3180 (REI)
3 2 2

Price: $723,000
Method: Auction Sale
Date: 21/05/2017
Rooms: -
Property Type: Unit
Land Size: 295 sqm approx

Agent Comments

3/33 Elliot St KNOXFIELD 3180 (REI)
3 2 2

Price: $700,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: Unit

Agent Comments

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