Daniel Cripps
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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	38 Rickards Avenue, Knoxfield Vic 3180

Indicative selling price

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

Range between	$750,000	&	$825,000

Median sale price

Median price	$815,000	House	X	~~Unit~~		Suburb	Knoxfield
Period - From	01/07/2017	to	30/09/2017	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	39 Anne Rd KNOXFIELD 3180	$815,000	26/07/2017
2	105 Oconnor Rd KNOXFIELD 3180	$805,000	07/10/2017
3	6 Otira Rd KNOXFIELD 3180	$778,000	22/10/2017

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.~~

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.

38 Rickards Avenue, Knoxfield Vic 3180

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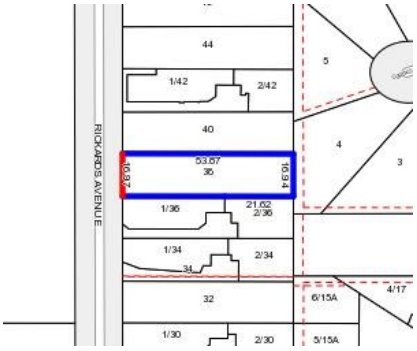

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
September quarter 2017: $815,000

Comparable Properties



39 Anne Rd KNOXFIELD 3180 (REI)

3 2 2

Price: $815,000
Method: Auction Sale
Date: 26/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments



105 Oconnor Rd KNOXFIELD 3180 (REI)

4 2 4

Price: $805,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments



6 Otira Rd KNOXFIELD 3180 (REI)

3 2 4

Price: $778,000
Method: Private Sale
Date: 22/10/2017
Rooms: 5
Property Type: House
Land Size: 735 sqm approx

Agent Comments

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