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	43 Harley Street, Knoxfield Vic 3180

Indicative selling price

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

Range between $890,000 & $979,000

Median sale price

Median price $845,000 House X ~~Unit~~ Suburb Knoxfield

Period - From 01/04/2017 to 31/03/2018 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	104 Rickards Av.N KNOXFIELD 3180	$939,000	07/03/2018
2	40 Coromandel Cr KNOXFIELD 3180	$920,000	26/02/2018
3	38 Rickards Av KNOXFIELD 3180	$906,000	10/12/2017

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.

BarryPlant



- -

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$890,000 - $979,000
Median House Price
Year ending March 2018: $845,000

Comparable Properties



104 Rickards Av.N KNOXFIELD 3180 (REI)

5 3 3

Agent Comments

Price: $939,000
Method: Sold Before Auction
Date: 07/03/2018
Rooms: 8
Property Type: House (Res)
Land Size: 903 sqm approx

40 Coromandel Cr KNOXFIELD 3180 (REI)

3 1 1

Agent Comments

Price: $920,000
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 989 sqm approx



38 Rickards Av KNOXFIELD 3180 (REI)

3 1 4

Agent Comments

Price: $906,000
Method: Auction Sale
Date: 10/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 914 sqm approx

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.