BarryPlant

Brett Smith
P 03 9801 4777
M 0430 168 788
E brettsmith@barryplant.com.au

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	51 Rodney Drive 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,500	*House	X	~~*Unit~~		Suburb	Knoxfield
Period-from	01 Oct 2017	to	30 Sep 2018			Source	Corelogic

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
19 Belindavale Drive Knoxfield VIC 3180	$870,000	25-Sep-18
26 Appleberry Close Knoxfield VIC 3180	$870,500	01-Sep-18
59 Lakewood Drive Knoxfield VIC 3180	$880,000	23-Jul-18

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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19 Belindavale Drive Knoxfield VIC 3180

5 2 2

Sold Price **$870,000** Sold Date **25-Sep-18**

Distance **0.25km**



26 Appleberry Close Knoxfield VIC 3180

3 2 2

Sold Price **$870,500** Sold Date **01-Sep-18**

Distance **1.3km**



59 Lakewood Drive Knoxfield VIC 3180

4 2 2

Sold Price **$880,000** Sold Date **23-Jul-18**

Distance **1.25km**

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