BarryPlant

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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	1/79 Laura Road 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	$660,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,000	~~*House~~		*Unit	X	Suburb	Knoxfield
Period-from	01 Feb 2018	to	31 Jan 2019			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
11/33 Elliot Street Knoxfield VIC 3180	$715,000	24-Nov-18
2/21 Norma Crescent South Knoxfield VIC 3180	$688,000	09-Feb-19
2/82 David Street North Knoxfield VIC 3180	$700,000	27-Nov-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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11/33 Elliot Street Knoxfield VIC 3180

3 2 1

Sold Price RS $715,000 Sold Date 24-Nov-18

Distance 0.95km



2/21 Norma Crescent South Knoxfield VIC 3180

3 2 2

Sold Price RS $688,000 Sold Date 09-Feb-19

Distance 1.23km



2/82 David Street North Knoxfield VIC 3180

3 2 2

Sold Price RS $700,000 UN Sold Date 27-Nov-18

Distance 1.25km

RS = Recent sale **UN** = Undisclosed Sale

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