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	3/17 The Ridge West 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	$620,000	&	$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Knoxfield
Period-from	01 Oct 2018	to	30 Sep 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 6 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
2/21 Cherrytree Rise Knoxfield VIC 3180	$688,000	24-May-19
2 Finney Court Ferntree Gully VIC 3156	$620,000	16-Aug-19
2/19 Dobson Street Ferntree Gully VIC 3156	$635,000	14-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 14 October 2019

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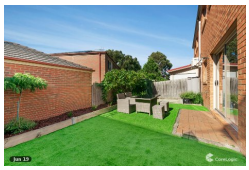


2/21 Cherrytree Rise Knoxfield VIC 3180

3 2 2

Sold Price **$688,000** Sold Date **24-May-19**

Distance **0.22km**



2 Finney Court Ferntree Gully VIC 3156

3 2 2

Sold Price RS **$620,000** Sold Date **16-Aug-19**

Distance **0.86km**



2/19 Dobson Street Ferntree Gully VIC 3156

3 2 2

Sold Price RS **$635,000** Sold Date **14-Sep-19**

Distance **1.38km**

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

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