

STATEMENT OF INFORMATION

5 PAPERBARK PLACE, KNOXFIELD, VIC 3180
PREPARED BY KENNETH OOI, LEVEL 6, 50 APPEL STREET SURFERS PARADISE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 PAPERBARK PLACE, KNOXFIELD, VIC

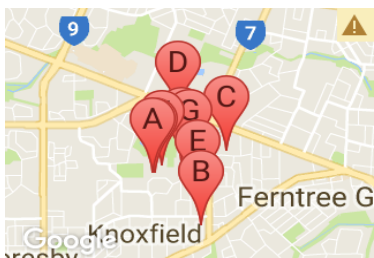
5 2 2

Indicative Selling Price

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

Price Range: **\$1,000,000 to \$1,100,000**

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (House)

\$771,500

01 July 2016 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



16 MISTLETOE CL, KNOXFIELD, VIC 3180

5 2 2

Sale Price

***\$1,070,000**

Sale Date: 09/07/2017

Distance from Property: 398m



30 KING PDE, KNOXFIELD, VIC 3180

5 2 5

Sale Price

***\$1,070,000**

Sale Date: 22/06/2017

Distance from Property: 937m



50 CARLISLE RD, FERNTREE GULLY, VIC 3156

5 3 2

Sale Price

***\$1,100,000**

Sale Date: 17/06/2017

Distance from Property: 624m



This report has been compiled on 26/09/2017 by Kenneth Ooi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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10 LAKEWOOD DR, KNOXFIELD, VIC 3180

6 3 2

Sale Price
***\$1,185,000**

Sale Date: 03/08/2017

Distance from Property: 668m



69 KING PDE, KNOXFIELD, VIC 3180

4 2 6

Sale Price
***\$1,020,000**

Sale Date: 17/08/2017

Distance from Property: 508m



22 WATERSEGE CL, KNOXFIELD, VIC 3180

4 2 2

Sale Price
***\$1,040,000**

Sale Date: 15/07/2017

Distance from Property: 251m



24 PAPERBARK PL, KNOXFIELD, VIC 3180

4 2 2

Sale Price
***\$1,150,000**

Sale Date: 26/06/2017

Distance from Property: 111m



8 MISTLETOE CL, KNOXFIELD, VIC 3180

4 2 2

Sale Price
***\$1,010,000**

Sale Date: 27/05/2017

Distance from Property: 369m



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

5 PAPERBARK PLACE, KNOXFIELD, VIC 3180

Indicative selling price

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

Price Range: \$1,000,000 to \$1,100,000

Median sale price

Median price \$771,500

House

Unit

Suburb

KNOXFIELD

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
16 MISTLETOE CL, KNOXFIELD, VIC 3180	*\$1,070,000	09/07/2017
30 KING PDE, KNOXFIELD, VIC 3180	*\$1,070,000	22/06/2017
50 CARLISLE RD, FERNTREE GULLY, VIC 3156	*\$1,100,000	17/06/2017
10 LAKEWOOD DR, KNOXFIELD, VIC 3180	*\$1,185,000	03/08/2017

69 KING PDE, KNOXFIELD, VIC 3180	*\$1,020,000	17/08/2017
22 WATERSEDGE CL, KNOXFIELD, VIC 3180	*\$1,040,000	15/07/2017
24 PAPERBARK PL, KNOXFIELD, VIC 3180	*\$1,150,000	26/06/2017
8 MISTLETOE CL, KNOXFIELD, VIC 3180	*\$1,010,000	27/05/2017