

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 1/3 Valetta Crescent, Knoxfield Vic 3180

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$662,500 House Unit X Suburb Knoxfield

Period - From 01/07/2016 to 30/06/2017 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	1/11 Elton Rd FERNTREE GULLY 3156	\$631,200	20/07/2017
2	12/440 Stud Rd WANTIRNA SOUTH 3152	\$622,000	15/07/2017
3	17/421 Scoresby Rd FERNTREE GULLY 3156	\$572,300	15/03/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
Year ending June 2017: \$662,500

Comparable Properties



1/11 Elton Rd FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$631,200
Method: Private Sale
Date: 20/07/2017
Rooms: 4
Property Type: Unit



12/440 Stud Rd WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: Unit



17/421 Scoresby Rd FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$572,300
Method: Private Sale
Date: 15/03/2017
Rooms: 4
Property Type: Unit