

STATEMENT OF INFORMATION

8 FOSTER CRESCENT, KNOXFIELD, VIC 3180

PREPARED BY IWEALTH HOLDINGS P/L T/A IWEALTH SOLUTIONS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 FOSTER CRESCENT, KNOXFIELD, VIC

3 1 2

Indicative Selling Price

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

Price Range: **\$1,014,000 to \$1,120,000**

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (House)

\$850,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



8 MISTLETOE CL, KNOXFIELD, VIC 3180

4 2 2

Sale Price

\$1,010,000

Sale Date: 27/05/2017

Distance from Property: 359m



94 KATHRYN RD, KNOXFIELD, VIC 3180

3 1 2

Sale Price

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

Sale Date: 01/06/2017

Distance from Property: 246m



16 MISTLETOE CL, KNOXFIELD, VIC 3180

4 2 2

Sale Price

\$1,070,000

Sale Date: 09/07/2017

Distance from Property: 333m



This report has been compiled on 20/02/2018 by Jodie Jacobson Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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109 HARLEY ST, KNOXFIELD, VIC 3180

4 2 4

Sale Price

***\$1,144,000**

Sale Date: 24/09/2017

Distance from Property: 256m



18 WITKEN AVE, WANTIRNA SOUTH, VIC 3152

4 2 2

Sale Price

***\$1,040,500**

Sale Date: 27/09/2017

Distance from Property: 509m



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

8 FOSTER CRESCENT, KNOXFIELD, VIC 3180

Indicative selling price

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

Price Range: \$1,014,000 to \$1,120,000

Median sale price

Median price

\$850,000

House

Unit

Suburb

KNOXFIELD

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
8 MISTLETOE CL, KNOXFIELD, VIC 3180	\$1,010,000	27/05/2017
94 KATHRYN RD, KNOXFIELD, VIC 3180	*\$1,070,000	01/06/2017
16 MISTLETOE CL, KNOXFIELD, VIC 3180	\$1,070,000	09/07/2017
109 HARLEY ST, KNOXFIELD, VIC 3180	*\$1,144,000	24/09/2017

18 WITKEN AVE, WANTIRNA SOUTH, VIC 3152	*\$1,040,500	27/09/2017
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