

Town planning  
permits  
approved for  
3 Townhouses

Approx.  
978m<sup>2</sup>

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Hugh Street,  
KNOXFIELD 3180

House



4 beds



2 baths



3 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$960,000 - \$1,050,000**

### Median sale price

Median **House** for **KNOXFIELD** for period **Jan 2018 - Jul 2018**

Sourced from **Pricefinder**.

**\$842,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**22 Bunnett Road,**  
Knoxfield 3180

Price **\$988,000** Sold 29 June  
2018

**38 Rickards Avenue,**  
Knoxfield 3180

Price **\$906,000** Sold 17 April  
2018

**4 Justin Court,**  
Wantirna South 3152

Price **\$996,000** Sold 17 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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**RayWhite**