

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

96 Norma Crescent 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Knoxfield

Period-from

01 Apr 2020

to

31 Mar 2021

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

43 Norma Crescent Knoxfield VIC 3180	\$945,000	27-Feb-21
94 David Street North Knoxfield VIC 3180	\$1,069,000	20-Mar-21
33 Harley Street Knoxfield VIC 3180	\$920,500	21-Mar-21

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: 06 April 2021



43 Norma Crescent Knoxfield VIC 3180

Sold Price

^{RS} **\$945,000**

Sold Date

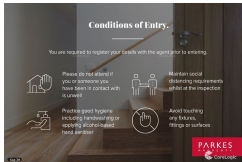
27-Feb-21

3

1

2

Distance

0.37km


94 David Street North Knoxfield VIC 3180

Sold Price

^{RS} **\$1,069,000**

Sold Date

20-Mar-21

3

1

1

Distance

0.4km


33 Harley Street Knoxfield VIC 3180

Sold Price

^{RS} **\$920,500**

Sold Date

21-Mar-21

3

1

3

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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