



STATEMENT OF INFORMATION

3/84 KATHRYN ROAD, KNOXFIELD VIC 3180

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

3/84 KATHRYN ROAD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Knoxfield

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/13 NORMA CRESCENT SOUTH KNOXFIELD VIC 3180	\$636,000	03-Apr-22
1/28 NORMA CRESCENT SOUTH KNOXFIELD VIC 3180	\$595,000	23-Jul-22
1/24 DAVID STREET KNOXFIELD VIC 3180	\$625,000	14-May-22

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: 29 August 2022



**2/13 NORMA CRESCENT SOUTH
KNOXFIELD VIC 3180**

2 1 1

Sold Price **\$636,000** Sold Date **03-Apr-22**

Distance **0.7km**



**1/28 NORMA CRESCENT SOUTH
KNOXFIELD VIC 3180**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **23-Jul-22**

Distance **0.61km**



**1/24 DAVID STREET KNOXFIELD
VIC 3180**

2 1 1

Sold Price **\$625,000** Sold Date **14-May-22**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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