

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 7 David Street, Knoxfield, VIC 3152

Indicative selling price

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

Price Range

\$910,000

&

\$990,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Knoxfield (3180)

Period - From

25/06/2021

to

29/07/2021

Source

REA

Comparable property sales

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
40 CHRISTIE STREET, KNOXFIELD VIC 3180	\$988,000	27/06/2021
1 AMELIA STREET, KNOXFIELD VIC 3180	\$985,000	27/06/2021
141 ALLISTER AVENUE, KNOXFIELD VIC 3180	\$1,000,000	26/06/2021

This Statement of Information was prepared on: 23/08/2021