

Statement of Information

Section 47AF of the Estate Agents Act 1980

44 Anne Road,
Knoxfield VIC 3180

Indicative selling price

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

\$780,000 - \$850,000

Median sale price

\$750,000

Median **House** price for **Knoxfield** from **Corelogic** from the 01/04/2019 – 31/03/2020.

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.

54 Norma Crescent
Knoxfield VIC 3180

\$820,000

Sold 7th of January 2020

5 Coromandel Crescent South
Knoxfield VIC 3180

\$830,000

Sold 28th of November 2019

2 Lloyd Street
Knoxfield VIC 3180

\$848,000

Sold 13th of February 2020

House



3 Bed



1 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

This Statement of Information was prepared on: 2nd of April 2020

Harcourts