

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

2/77 DAVID STREET NORTH 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,500

Property type

Unit

Suburb

Knoxfield

Period-from

01 Oct 2021

to

30 Sep 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

2/47 KATHRYN ROAD KNOXFIELD VIC 3180	\$790,000	27-Jun-22
2/68 LINDA CRESCENT FERNTREE GULLY VIC 3156	\$750,000	27-Jun-22
2/12 DIXON COURT BORONIA VIC 3155	\$780,000	22-Jun-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: 06 October 2022



**2/47 KATHRYN ROAD KNOXFIELD
VIC 3180**

Sold Price

\$790,000

Sold Date

27-Jun-22



3



2



2

Distance

0.42km



**2/68 LINDA CRESCENT FERNTREE
GULLY VIC 3156**

Sold Price

\$750,000

Sold Date

27-Jun-22



3



2



2

Distance

1.97km



**2/12 DIXON COURT BORONIA VIC
3155**

Sold Price

\$780,000

Sold Date

22-Jun-22



3



2



2

Distance

3.12km

RS = Recent sale

UN = Undisclosed Sale

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