

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

40 OCONNOR 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Knoxfield

Period-from

01 Nov 2021

to

31 Oct 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

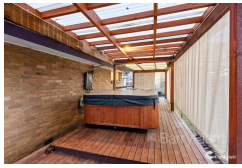
Date of sale

23 OCONNOR ROAD KNOXFIELD VIC 3180	\$810,000	21-Jun-22
9 CORINGA COURT KNOXFIELD VIC 3180	\$790,000	01-Aug-22
15 GRAHAM ROAD KNOXFIELD VIC 3180	\$821,000	08-Oct-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: 14 November 2022


**23 OCONNOR ROAD KNOXFIELD
VIC 3180**
 3  2  2

Sold Price

\$810,000

Sold Date

21-Jun-22

Distance

0.16km

**9 CORINGA COURT KNOXFIELD
VIC 3180**
 3  2  2

Sold Price

^{RS} **\$790,000**

Sold Date

01-Aug-22

Distance

0.76km

**15 GRAHAM ROAD KNOXFIELD VIC
3180**
 3  1  2

Sold Price

^{RS} **\$821,000**

Sold Date

08-Oct-22

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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