

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

72 Anne 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Unit

Suburb

Knoxfield

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/14 Anne Road Knoxfield VIC 3180	\$1,006,000	27-Mar-21
36 Allister Close Knoxfield VIC 3180	\$901,000	20-Mar-21
1/6 Norma Crescent South Knoxfield VIC 3180	\$823,000	18-Jan-21

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: 01 April 2021

<div><div>* REGISTER TO INSPECT *</div><div><div>By registering your details you consent to this property being registered on the website and that your details will be used for marketing purposes. Your details will be held in a secure database and will not be shared with any third parties.</div><div><div>How to register:</div><div><div>1. Click on the 'REGISTER' button</div><div>2. Enter your details</div><div>3. Click on the 'REGISTER' button</div><div>4. Click on the 'REGISTER' button</div><div>5. Click on the 'REGISTER' button</div></div></div><div><div>Check your email!</div><div>Check an inspection code by logging into your details.</div></div><div><div>CoreLogic</div></div></div></div>	<div>1/14 Anne Road Knoxfield VIC 3180</div> <div>Sold Price</div> <div><div>RS</div><div>\$1,006,000</div></div> <div>Sold Date</div> <div>27-Mar-21</div>
<div><div><div><div><div></div></div><div>4</div></div><div><div><div></div></div><div>2</div></div><div><div><div></div></div><div>2</div></div></div></div>	<div>Distance</div> <div>0.6km</div>
<div><div><div><div><div></div></div><div>-</div></div><div><div><div></div></div><div>-</div></div><div><div><div></div></div><div>-</div></div></div></div>	<div>Distance</div> <div>0.48km</div>
<div><div><div><div><div></div></div><div>4</div></div><div><div><div></div></div><div>2</div></div><div><div><div></div></div><div>2</div></div></div></div>	<div>Distance</div> <div>0.69km</div>

RS = Recent sale

UN = Undisclosed Sale

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