

# Harcourts Rowville

## 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 **4 Mistletoe Close, Knoxfield VIC 3180**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between **\$1,300,000** & **\$1,400,000**

#### Median sale price

Median price **\$863,000**

Property type **House**

Suburb **Knoxfield**

Period - From **January 2023**

to



**March 2023**

Source

<https://reiv.com.au/market-insights/suburb/knoxfield>

#### 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.

	Address of comparable property	Price	Date of sale
	14 Otira Road, Knoxfield	\$1,385,000	31/05/2023
	10 Sundew Court, Knoxfield	\$1,380,000	23/05/2023
	125 Wallace Road, Wantirna South	\$1,296,000	20/04/2023

This Statement of Information was prepared on: **14 June 2023**