

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

3/14 David Street 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Oct 2020

to

30 Sep 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

2/4 Norma Crescent South Knoxfield VIC 3180	\$885,000	30-Mar-21
1/11 Kathryn Road Knoxfield VIC 3180	-	20-Nov-20
3/6 Norma Crescent South Knoxfield VIC 3180	\$785,000	31-Mar-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 October 2021



**2/4 Norma Crescent South
Knoxfield VIC 3180**

 3
  -
  -

Sold Price **\$885,000** Sold Date **30-Mar-21**

Distance **0.28km**



**1/11 Kathryn Road Knoxfield VIC
3180**

 3
  -
  2

Sold Price - Sold Date **20-Nov-20**

Distance **0.29km**



**3/6 Norma Crescent South
Knoxfield VIC 3180**

 3
  2
  2

Sold Price **\$785,000** Sold Date **31-Mar-21**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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