

## 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

25 Lloyd Street Knoxfield VIC 3180

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jan 2019

to

31 Dec 2019

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

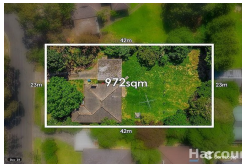
Date of sale

54 Norma Crescent Knoxfield VIC 3180	\$820,000	20-Dec-19
30 Paperbark Place Knoxfield VIC 3180	\$885,000	20-Jul-19
9 Bunnett Road Knoxfield VIC 3180	\$910,000	23-Oct-19

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: 27 January 2020

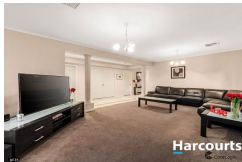


## 54 Norma Crescent Knoxfield VIC 3180

3 1 2

Sold Price <sup>RS</sup> \$820,000 <sup>UN</sup> Sold Date 20-Dec-19

Distance 0.39km



## 30 Paperbark Place Knoxfield VIC 3180

4 2 2

Sold Price \$885,000 Sold Date 20-Jul-19

Distance 0.89km



## 9 Bunnett Road Knoxfield VIC 3180

3 2 1

Sold Price \$910,000 Sold Date 23-Oct-19

Distance 1.42km

RS = Recent sale

UN = Undisclosed Sale

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