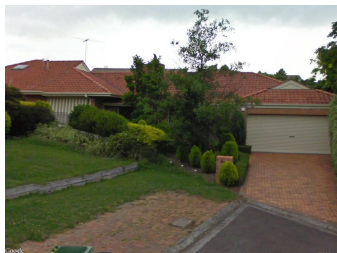


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 SUNDEW COURT, KNOXFIELD, VIC

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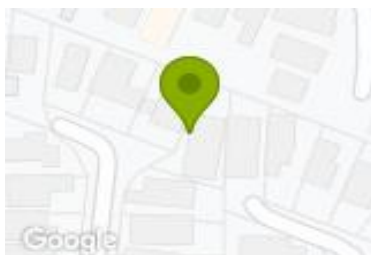
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,180,000 to \$1,280,000**

Provided by: Brett Smith, Barry Plant Wantirna

MEDIAN SALE PRICE



KNOXFIELD, VIC, 3180

Suburb Median Sale Price (House)

\$900,000

01 April 2022 to 31 March 2023

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

13 SUNDEW COURT, KNOXFIELD, VIC 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,180,000 to \$1,280,000

Median sale price

Median price

\$900,000

Property type

House

Suburb

KNOXFIELD

Period

01 April 2022 to 31 March 2023

Source

 pricefinder

Comparable property sales

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 six months.

This Statement of Information was prepared on:

25/05/2023