

## 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

80B DAVID STREET NORTH KNOXFIELD VIC 3180

### Indicative selling price

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

Single Price

\$1,010,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jan 2023

to

31 Dec 2023

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

9 BROMLEY CLOSE FERNTREE GULLY VIC 3156	\$965,000	28-Oct-23
20 PAPERBARK PLACE KNOXFIELD VIC 3180	\$1,270,000	22-Nov-23
19 TUNBRIDGE WAY FERNTREE GULLY VIC 3156	\$930,000	01-Nov-23

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: 25 January 2024



## 9 BROMLEY CLOSE FERNTREE GULLY VIC 3156

4 2 2

Sold Price

<sup>RS</sup>

**\$965,000**

Sold Date

**28-Oct-23**

Distance

**0.77km**



## 20 PAPERBARK PLACE KNOXFIELD VIC 3180

4 2 2

Sold Price

**\$1,270,000**

Sold Date

**22-Nov-23**

Distance

**0.53km**



## 19 TUNBRIDGE WAY FERNTREE GULLY VIC 3156

4 2 2

Sold Price

**\$930,000**

Sold Date

**01-Nov-23**

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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