

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

1/4 AZALEA COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,400

Property type

Unit

Suburb

Knoxfield

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/1762 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156	\$660,000	11-Mar-22
1/30 CLYDE STREET FERNTREE GULLY VIC 3156	\$720,000	28-Oct-21
22 ST LAURENT RISE KNOXFIELD VIC 3180	\$710,000	06-Oct-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: 12 March 2022



1/1762 FERNTREE GULLY ROAD FERNTREE GULLY VIC 3156

Sold Price

^{RS} \$660,000

Sold Date

11-Mar-22



3



1



1

Distance

1.2km



1/30 CLYDE STREET FERNTREE GULLY VIC 3156

Sold Price

\$720,000

Sold Date

28-Oct-21



3



3



1

Distance

1.3km



22 ST LAURENT RISE KNOXFIELD VIC 3180

Sold Price

\$710,000

Sold Date

06-Oct-21



3



2



2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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