



## STATEMENT OF INFORMATION

UNIT 2, 11 KATHRYN ROAD, KNOXFIELD VIC 3180

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

2/11 Kathryn Road 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/20 Anne Road Knoxfield VIC 3180	\$507,500	31-Jul-20
1/1793 Ferntree Gully Road Ferntree Gully VIC 3156	\$502,000	31-Jul-20
3/769 Burwood Highway Ferntree Gully VIC 3156	\$510,000	15-Oct-20

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: 08 December 2020

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**2/20 Anne Road Knoxfield VIC 3180** Sold Price **\$507,500** Sold Date **31-Jul-20**

2 1 1

Distance **0.77km**



**1/1793 Ferntree Gully Road  
Ferntree Gully VIC 3156** Sold Price **\$502,000** Sold Date **31-Jul-20**

2 1 1

Distance **1.86km**



**3/769 Burwood Highway Ferntree  
Gully VIC 3156** Sold Price <sup>RS</sup> **\$510,000** Sold Date **15-Oct-20**

2 1 1

Distance **2.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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