

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11A and 11B Coromandel Crescent, 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 \$850,000 & \$930,000

Median sale price

(*Delete house or unit as applicable)

Median price \$771,000 *House ☐ *Unit ☒ yes Suburb Knoxfield
Period - From 01/01/2021 to 30/09/2022 Source Price Finder

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 six 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. 2/113 Windermere Drive, Ferntree Gully	\$950,000	22/10/2022
2. 1/9 Ophelia Street, Ferntree Gully	\$951,000	10/09/2022
3.		

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 six months.~~

Property data source: CoreLogic. Generated on 10th December 2022