

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

2/54 Bunnett Road 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$819,500

Property type

Other

Suburb

Knoxfield

Period-from

01 Apr 2020

to

31 Mar 2021

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

5/1686 Ferntree Gully Road Ferntree Gully VIC 3156	\$725,000	16-Nov-20
3/6 Norma Crescent South Knoxfield VIC 3180	\$785,000	22-Apr-21
1A Pejaro Court Knoxfield VIC 3180	\$770,000	22-Nov-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: 27 April 2021


**5/1686 Ferntree Gully Road
Ferntree Gully VIC 3156**

 3
  2
  2

Sold Price **\$725,000** Sold Date **16-Nov-20**

Distance **1.13km**


**3/6 Norma Crescent South
Knoxfield VIC 3180**

 3
  2
  2

Sold Price ^{RS} **\$785,000** Sold Date **22-Apr-21**

Distance **1.14km**


1A Pejaro Court Knoxfield VIC 3180

 3
  2
  2

Sold Price **\$770,000** Sold Date **22-Nov-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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