

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

3/40 Kathryn 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Jul 2020

to

30 Jun 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

2/48 Bunnett Road Knoxfield VIC 3180	\$639,500	26-Jun-21
3/39 Bunnett Road Knoxfield VIC 3180	\$610,800	20-Feb-21
2/45 Valleyview Drive Rowville VIC 3178	\$613,000	29-May-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: 09 July 2021



2/48 Bunnett Road Knoxfield VIC 3180

 2  1  1

Sold Price

^{RS}

\$639,500

Sold Date

26-Jun-21

Distance

1.14km



3/39 Bunnett Road Knoxfield VIC 3180

 2  1  1

Sold Price

\$610,800

Sold Date

20-Feb-21

Distance

1.16km



2/45 Valleyview Drive Rowville VIC 3178

 2  1  1

Sold Price

\$613,000

Sold Date

29-May-21

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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