

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2 Alandown Close, Knoxfield, VIC 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$849,000 & \$899,000

Median sale price

Median price \$971,000 Property Type House Suburb Knoxfield (3180)
Period - From 01/08/2023 to 31/07/2024 Source Corelogic

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/163 DANDELION DRIVE, ROWVILLE VIC 3178	\$850,000	04/05/2024
4/37 ANNE ROAD, KNOXFIELD VIC 3180	\$855,000	28/04/2024
1/62 ADELE AVENUE, FERNTREE GULLY VIC 3156	\$878,000	20/04/2024

This Statement of Information was prepared on: 07/08/2024