



Statement of Information

Section 47AF of the Estate Agents Act 1980

38 Anne Road
Knoxfield VIC 3180

Indicative selling price

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

\$900,000 - \$990,000

Median sale price

\$852,000

Median **House** price for **Knoxfield** from **Corelogic** from the 01/07/2020 – 30/06/2021.

Comparable Property Sales

****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.**

464 Scoresby Road
Ferntree Gully VIC 3156

\$960,000

Sold 29th of May 2021

1799 Ferntree Gully Road
Ferntree Gully VIC 3156

\$950,000

Sold 12th of February 2021

House



4 Bed



2 Bath



1 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

This Statement of Information was prepared on: 14th of July 2021.

Harcourts