

## Statement of Information

Section 47AF of the Estate Agents Act 1980

6B Anne Road,  
Knoxfield VIC 3180

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$700,000 - \$770,000**

Median sale price

**\$625,000**

Median **Unit** price for **Knoxfield** from **Corelogic** from the 01/02/2019 – 31/01/2020

### Comparable Property Sales

\*\*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.

<b>1/43 David Street</b> Knoxfield VIC 3180	<b>\$770,000</b>	Sold 26 <sup>th</sup> of October 2019
<b>3/36 Kathryn Road</b> Knoxfield VIC 3180	<b>\$730,000</b>	Sold 7 <sup>th</sup> of December 2019
<b>13A Dobson Street</b> Ferntree Gully VIC 3156	<b>\$725,000</b>	Sold 27 <sup>th</sup> of November 2019

Unit



3 Bed



2 Bath



2 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

This Statement of Information was prepared on: 25<sup>th</sup> of February 2020

**Harcourts**