

Harcourts Rowville

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 **12 NARONG CRESCENT KNOXFIELD VIC 3180**

Indicative selling price

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

Range between **\$900,000** & **\$990,000**

Median sale price

Median price **\$1,081,000** Property type **House** Suburb **Knoxfield**

Period - From **Apr 23** to **Jun 23** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
	9 O'Connor Road, Knoxfield	\$948,000	06/08/2023
	20 Kent Street, Knoxfield	\$915,000	01/08/2023
	3 The Ridge, Knoxfield	\$930,000	18/03/2023

This Statement of Information was prepared on: **17 August 2023**