

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

1/10 Valetta Crescent 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/3 Mossfield Avenue Ferntree Gully VIC 3156	\$600,000	20-Nov-20
32 Narcissus Avenue Boronia VIC 3155	\$620,000	22-Oct-20
1/20 Cypress Avenue Boronia VIC 3155	\$581,000	24-Oct-20

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: 05 December 2020



1/3 Mossfield Avenue Ferntree Gully VIC 3156

2 1 1

^{RS} **\$600,000** Sold Date **20-Nov-20**

Distance **2.25km**



32 Narcissus Avenue Boronia VIC 3155

2 2 1

Sold Price

^{RS} **\$620,000** Sold Date **22-Oct-20**

Distance **3.17km**



1/20 Cypress Avenue Boronia VIC 3155

2 1 2

Sold Price

^{RS} **\$581,000** Sold Date **24-Oct-20**

Distance **3.5km**

RS = Recent sale

UN = Undisclosed Sale

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