

## 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

24 BUNNETT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jan 2024

to

31 Dec 2024

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

|  |             |           |
|--|-------------|-----------|
| 57 RODNEY DRIVE KNOXFIELD VIC 3180       | \$972,000   | 31-Aug-24 |
| 6 FOSTER CRESCENT KNOXFIELD VIC 3180     | \$931,500   | 24-Aug-24 |
| 27 CARLISLE ROAD FERNTREE GULLY VIC 3156 | \$1,020,000 | 06-Nov-24 |

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: 16 January 2025



**57 RODNEY DRIVE KNOXFIELD VIC 3180** Sold Price

**\$972,000** Sold Date **31-Aug-24**

 3  2  2

Distance **1.52km**



**6 FOSTER CRESCENT KNOXFIELD VIC 3180** Sold Price

**\$931,500** Sold Date **24-Aug-24**

 3  1  2

Distance **1.09km**



**27 CARLISLE ROAD FERNTREE GULLY VIC 3156** Sold Price

**RS \$1,020,000** Sold Date **06-Nov-24**

 3  2  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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