

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

2/81 Kathryn Road 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

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,250

Property type

Unit

Suburb

Knoxfield

Period-from

01 Feb 2019

to

31 Jan 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

4/47 Kathryn Road Knoxfield VIC 3180	\$618,000	01-Nov-19
3/60 Norma Crescent Knoxfield VIC 3180	\$566,000	27-Nov-19
1/1783 Ferntree Gully Road Ferntree Gully VIC 3156	\$520,000	08-Oct-19

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: 12 February 2020



4/47 Kathryn Road Knoxfield VIC 3180

Sold Price

\$618,000

Sold Date

01-Nov-19

 2

 1

 1

Distance

0.39km



3/60 Norma Crescent, Knoxfield

3/60 Norma Crescent Knoxfield VIC 3180

Sold Price

\$566,000

Sold Date

27-Nov-19

 2

 1

 1

Distance

0.59km



1/1783 Ferntree Gully Road Ferntree Gully VIC 3156

Sold Price

\$520,000

Sold Date

08-Oct-19

 2

 1

 1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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