

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 3 Graham Road, Knoxfield, VIC 3180

Indicative selling price

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

Price Range

\$780,000

&

\$840,000

Median sale price

Median price

\$947,500

Property Type

House

Suburb

Knoxfield (3180)

Period - From

03/01/2022

to

30/08/2022

Source

REA

Comparable property sales

A 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
13 CHRISTIE STREET, KNOXFIELD VIC 3180	\$990,000	03/08/2022
23 KATHRYN ROAD, KNOXFIELD VIC 3180	\$908,000	23/04/2022
41 HARLEY STREET, KNOXFIELD VIC 3180	\$900,000	13/08/2022

This Statement of Information was prepared on: 14/09/2022