

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

26 Anne 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,175

Property type

House

Suburb

Knoxfield

Period-from

01 Nov 2019

to

31 Oct 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

29 Coromandel Crescent South Knoxfield VIC 3180	\$940,000	20-Jun-20
44 Anne Road Knoxfield VIC 3180	\$790,000	09-May-20
53 Rickards Avenue Knoxfield VIC 3180	\$900,000	08-Jul-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: 04 November 2020



29 Coromandel Crescent South
Knoxfield VIC 3180

 5

 2

 2

Sold Price

\$940,000

Sold Date 20-Jun-20

Distance 0.15km



44 Anne Road Knoxfield VIC 3180

 3

 1

 2

Sold Price

\$790,000

Sold Date 09-May-20

Distance 0.28km



53 Rickards Avenue Knoxfield VIC
3180

 4

 1

 2

Sold Price

\$900,000

Sold Date 08-Jul-20

Distance 0.62km

RS = Recent sale

UN = Undisclosed Sale

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