

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 Blossom Grove 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Knoxfield

Period-from

01 Jun 2020

to

31 May 2021

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

24 Applewood Drive Knoxfield VIC 3180	\$852,000	19-Mar-21
20 Reita Avenue Wantirna South VIC 3152	\$920,000	13-Feb-21
83 Norma Crescent Knoxfield VIC 3180	\$920,000	27-Mar-21

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: 15 June 2021



24 Applewood Drive Knoxfield VIC 3180

Sold Price

^{RS}

\$852,000

Sold Date

19-Mar-21



3



2



1

Distance

0.07km



20 Reita Avenue Wantirna South VIC 3152

Sold Price

\$920,000

Sold Date

13-Feb-21



3



2



2

Distance

0.9km



83 Norma Crescent Knoxfield VIC 3180

Sold Price

Sold Date

27-Mar-21



3



2



1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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