

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

57 NORMA CRESCENT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

Unit

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

1/65 KATHRYN ROAD KNOXFIELD VIC 3180	\$750,000	03-Aug-24
2/9 DOBSON STREET FERNTREE GULLY VIC 3156	\$750,000	18-Jul-24
1/8 NATASHA CLOSE FERNTREE GULLY VIC 3156	\$700,000	11-Sep-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: 14 January 2025

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**1/65 KATHRYN ROAD KNOXFIELD
VIC 3180**

3 2 2

Sold Price

\$750,000

Sold Date **03-Aug-24**

Distance **0.54km**



**2/9 DOBSON STREET FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

Sold Date **18-Jul-24**

Distance **1.17km**



**1/8 NATASHA CLOSE FERNTREE
GULLY VIC 3156**

3 1 2

Sold Price

\$700,000

Sold Date **11-Sep-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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