

## 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

10 ELLIOT STREET KNOXFIELD VIC 3180

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$946,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,500

Property type

Unit

Suburb

Knoxfield

Period-from

01 Aug 2023

to

31 Jul 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

37 FOSTER CRESCENT KNOXFIELD VIC 3180	\$950,000	28-Feb-24
70 FRUDAL CRESCENT KNOXFIELD VIC 3180	\$945,500	16-Mar-24
13 HARLEY STREET KNOXFIELD VIC 3180	\$880,000	29-Apr-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: 16 August 2024



**37 FOSTER CRESCENT KNOXFIELD** Sold Price

**\$950,000** Sold Date **28-Feb-24**

**VIC 3180**  
 3  2  2

Distance **0.37km**



**70 FRUDAL CRESCENT**  
**KNOXFIELD VIC 3180**

Sold Price

**\$945,500** Sold Date **16-Mar-24**

 4  2  2

Distance **0.19km**



**13 HARLEY STREET KNOXFIELD**  
**VIC 3180**

Sold Price

**\$880,000** Sold Date **29-Apr-24**

 4  2  4

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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