

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

1/42 DAVID STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Oct 2023

to

30 Sep 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

4/66 NORMA CRESCENT KNOXFIELD VIC 3180	\$660,000	03-May-24
22/421 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$635,000	22-Apr-24
3/14 CLYDE STREET FERNTREE GULLY VIC 3156	\$620,000	11-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: 07 October 2024


**4/66 NORMA CRESCENT
KNOXFIELD VIC 3180**

 2
  1
  1

Sold Price **\$660,000** Sold Date **03-May-24**

Distance **0.58km**


**22/421 SCORESBY ROAD
FERNTREE GULLY VIC 3156**

 2
  1
  1

Sold Price **\$635,000** Sold Date **22-Apr-24**

Distance **1.48km**


**3/14 CLYDE STREET FERNTREE
GULLY VIC 3156**

 2
  2
  1

Sold Price **\$620,000** Sold Date **11-Apr-24**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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