

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

11 Emica Parade, Knoxfield Vic 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$740,000

Median sale price

Median price \$809,500

Property Type Unit

Suburb Knoxfield

Period - From 01/04/2024

to

31/03/2025

Source REIV

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 six 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 | 43 Watling Gr FERNTREE GULLY 3156 | \$754,000 | 26/11/2024 |
| 2 | 27 Emica Pde KNOXFIELD 3180 | \$783,000 | 26/10/2024 |
| 3 | | | |

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 six months.~~

This Statement of Information was prepared on:

24/04/2025 12:47



Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



43 Watling Gr FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$754,000

Method: Private Sale

Date: 26/11/2024

Property Type: Townhouse (Single)

Land Size: 255 sqm approx



27 Emica Pde KNOXFIELD 3180 (REI)

Agent Comments



Price: \$783,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

Land Size: 154 sqm approx

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 six months.