

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

9/3 KATHRYN ROAD 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 May 2024

to

30 Apr 2025

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

150 ANNE ROAD SCORESBY VIC 3179	\$802,000	12-Apr-25
35 WATLING GROVE FERNTREE GULLY VIC 3156	\$840,000	01-Dec-24
2/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$801,500	16-Apr-25

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: 19 May 2025



150 ANNE ROAD SCORESBY VIC 3179

3 2 1

Sold Price

^{RS} **\$802,000** Sold Date **12-Apr-25**

Distance **0.92km**



35 WATLING GROVE FERNTREE GULLY VIC 3156

3 2 2

Sold Price

\$840,000 Sold Date **01-Dec-24**

Distance **1.03km**



2/44 KATHRYN ROAD KNOXFIELD VIC 3180

3 2 2

Sold Price

^{RS} **\$801,500** Sold Date **16-Apr-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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