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	1/43 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	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Knoxfield
Period-from	01 Sep 2018	to	31 Aug 2019	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
2/21 Cherrytree Rise Knoxfield VIC 3180	$688,000	24-May-19
1/3 Pejaro Court Knoxfield VIC 3180	$690,000	16-Apr-19
3/82 David Street North Knoxfield VIC 3180	$705,000	13-Jul-19

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: 30 September 2019

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2/21 Cherrytree Rise Knoxfield VIC 3180

3 2 2

Sold Price **$688,000** Sold Date **24-May-19**

Distance **0.55km**



1/3 Pejaro Court Knoxfield VIC 3180

3 2 2

Sold Price **$690,000** Sold Date **16-Apr-19**

Distance **0.25km**



3/82 David Street North Knoxfield VIC 3180

3 2 2

Sold Price **$705,000** Sold Date **13-Jul-19**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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