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	12 Lloyd 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	$770,000	&	$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Knoxfield
Period-from	01 Feb 2019	to	31 Jan 2020	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
5 Coromandel Crescent South Knoxfield VIC 3180	$830,000	28-Nov-19
10 Rumann Avenue Scoresby VIC 3179	$860,100	13-Nov-19
44 Cinerea Avenue Ferntree Gully VIC 3156	$800,000	05-Oct-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.~~

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5 Coromandel Crescent South Knoxfield VIC 3180

4 2 2

Sold Price **$830,000** Sold Date **28-Nov-19**

Distance **0.11km**



10 Rumann Avenue Scoresby VIC 3179

3 2 2

Sold Price **$860,100** Sold Date **13-Nov-19**

Distance **1.66km**



44 Cinerea Avenue Ferntree Gully VIC 3156

3 2 2

Sold Price **$800,000** Sold Date **05-Oct-19**

Distance **1.87km**

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

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