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	3/60 Norma Crescent 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Knoxfield
Period-from	01 Oct 2018	to	30 Sep 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
2/38 Johnson Drive Ferntree Gully VIC 3156	$495,000	25-Jun-19
1/28 Silverton Drive Ferntree Gully VIC 3156	$510,000	08-Oct-19
3/45 David Street Knoxfield VIC 3180	$555,000	17-Jun-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: 31 October 2019

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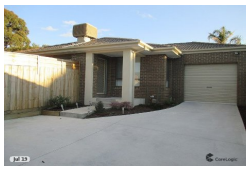

2/38 Johnson Drive Ferntree Gully VIC 3156

2 1 1

Sold Price RS **$495,000** Sold Date **25-Jun-19**

Distance **1.68km**



1/28 Silverton Drive Ferntree Gully VIC 3156

2 1 1

Sold Price RS **$510,000** Sold Date **08-Oct-19**

Distance **1.78km**



3/45 David Street Knoxfield VIC 3180

2 1 1

Sold Price **$555,000** Sold Date **17-Jun-19**

Distance **0.56km**

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

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