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	6/10 Valetta 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Knoxfield
Period-from	01 Mar 2019	to	29 Feb 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
11A Loretto Avenue Ferntree Gully VIC 3156	$631,000	10-Dec-19
1/110 Harley Street North Knoxfield VIC 3180	$680,000	20-Nov-19
1/1781 Ferntree Gully Road Ferntree Gully VIC 3156	$695,000	28-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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11A Loretto Avenue Ferntree Gully VIC 3156

3 2 1

Sold Price **$631,000** Sold Date **10-Dec-19**

Distance **1.94km**



1/110 Harley Street North Knoxfield VIC 3180

3 2 2

Sold Price **$680,000** Sold Date **20-Nov-19**

Distance **0.47km**



1/1781 Ferntree Gully Road Ferntree Gully VIC 3156

3 2 2

Sold Price **$695,000** Sold Date **28-Oct-19**

Distance **1.38km**

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

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