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	2/32 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	$759,999	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,500	Property type	Unit	Suburb	Knoxfield
Period-from	01 Apr 2020	to	31 Mar 2021	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
1/90 David Street North Knoxfield VIC 3180	$770,500	19-Dec-20
2/47 Allister Close Knoxfield VIC 3180	$785,000	28-Nov-20

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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1/90 David Street North Knoxfield VIC 3180

4 3 2

Sold Price RS **$770,500** Sold Date **19-Dec-20**

Distance **0.76km**



2/47 Allister Close Knoxfield VIC 3180

4 3 2

Sold Price RS **$785,000** Sold Date **28-Nov-20**

Distance **0.5km**

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

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