BarryPlant

STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6/107 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		or range between	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median price	$776,000	*House		*Unit	Yes	Suburb	Knoxfield
Period - From	01/07/2023	to	30/06/2024	Source	Price Finder		

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 six 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. 2/47 Harley Street, Knoxfield, Vic 3180	$777,000	23/03/2024
2. 3/78 Gertonia Avenue, Boronia, Vic 3155	$780,000	02/03/2024
3. 10/40 Kathryn Road, Knoxfield, Vic 3180	$850,000	22/05/2024

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 six months.~~

Property data source: CoreLogic. Generated on 12/08/2024