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	5 SEATTLE COURT 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	$735,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,011,500	Property type	House	Suburb	Knoxfield
Period-from	01 Jul 2021	to	30 Jun 2022	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 LATONA AVENUE KNOXFIELD VIC 3180	$785,000	07-Jun-22
4 KONRAD COURT FERNTREE GULLY VIC 3156	$790,000	30-May-22
17 ADELE AVENUE FERNTREE GULLY VIC 3156	$800,000	04-Jun-22

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: 20 July 2022

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1 LATONA AVENUE KNOXFIELD VIC 3180

3 1 1

Sold Price RS **$785,000** Sold Date **07-Jun-22**

Distance **1.32km**



4 KONRAD COURT FERNTREE GULLY VIC 3156

3 1 3

Sold Price **$790,000** Sold Date **30-May-22**

Distance **0.24km**



17 ADELE AVENUE FERNTREE GULLY VIC 3156

3 1 2

Sold Price RS **$800,000** Sold Date **04-Jun-22**

Distance **1.9km**

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

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