

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

54 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Knoxfield

Period-from

01 Nov 2018

to

31 Oct 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

47 Lloyd Street North Knoxfield VIC 3180	\$928,500	12-Oct-19
56 David Street Knoxfield VIC 3180	\$760,000	05-Sep-19
21 The Ridge West Knoxfield VIC 3180	\$825,000	06-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: 01 November 2019



47 Lloyd Street North Knoxfield VIC 3180 Sold Price

^{RS}

\$928,500

Sold Date

12-Oct-19

4 2 1

Distance

0.17km



56 David Street Knoxfield VIC 3180 Sold Price

\$760,000

Sold Date

05-Sep-19

4 2 2

Distance

0.39km



21 The Ridge West Knoxfield VIC 3180 Sold Price

\$825,000

Sold Date

06-Jun-19

3 1 2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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