

# 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

9 Coringa Court, Knoxfield.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$850,000 & \$900,000

### Median sale price

Median price \$1,000,000

Property type House

Suburb Knoxfield

Period - From Dec 21

to

Feb22

Source R P Data / Core Logic

### 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

Address of comparable property	Price	Date of sale
1 19 St Laurent Rise, Knoxfield	\$800,000	01/12/2021
2 76 King Parade, Knoxfield	\$865,000	02/04/2022
3	\$	

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.

This Statement of Information was prepared on: 26/05/2022