

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

16 Allister Close, Knoxfield Vic 3180

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$940,000 & \$990,000

Median sale price

Median price \$975,000 Property Type House Suburb Knoxfield

Period - From 21/02/2023 to 20/02/2024 Source REIV

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	672 Stud Rd SCORESBY 3179	\$1,000,000	15/11/2023
2	26 Borg Cr SCORESBY 3179	\$968,000	23/09/2023
3	5 Bonview Ct KNOXFIELD 3180	\$950,000	09/12/2023

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:

21/02/2024 11:37



3 1 1

Property Type: House (Res)

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



672 Stud Rd SCORESBY 3179 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 15/11/2023

Property Type: Development Site (Res)

Land Size: 724 sqm approx



26 Borg Cr SCORESBY 3179 (REI/VG)

Agent Comments

3 2 4

Price: \$968,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House

Land Size: 730 sqm approx



5 Bonview Ct KNOXFIELD 3180 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 761 sqm approx