

## 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

18 KNOTWOOD STREET NARRE WARREN VIC 3805

### 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

\$620,000

&

\$682,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Oct 2022

to

30 Sep 2023

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

6/6 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$630,500	23-Jun-23
3 KOPJE PLACE NARRE WARREN VIC 3805	\$670,000	11-Sep-23
4 KOPJE PLACE NARRE WARREN VIC 3805	\$690,000	09-Sep-23

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.~~

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**6/6 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

3 2 1

Sold Price **\$630,500** Sold Date **23-Jun-23**Distance **1.5km****3 KOPJE PLACE NARRE WARREN  
VIC 3805**

3 2 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **11-Sep-23**Distance **1.55km****4 KOPJE PLACE NARRE WARREN  
VIC 3805**

3 2 1

Sold Price <sup>RS</sup> **\$690,000** Sold Date **09-Sep-23**Distance **1.56km**

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

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