

## 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

2/23 CHRISTIE STREET KNOXFIELD VIC 3180

### 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

\$728,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/10 VALETTA CRESCENT KNOXFIELD VIC 3180	\$776,000	12-Jan-24
26 WATLING GROVE FERNTREE GULLY VIC 3156	\$739,000	02-Oct-23
5/41 FEWSTER DRIVE WANTIRNA SOUTH VIC 3152	\$782,500	06-Dec-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.~~

This Statement of Information was prepared on: 15 March 2024



**3/10 VALETTA CRESCENT  
KNOXFIELD VIC 3180**

3 2 1

Sold Price **\$776,000** Sold Date **12-Jan-24**

Distance **1.25km**



**26 WATLING GROVE FERNTREE  
GULLY VIC 3156**

3 2 2

Sold Price **\$739,000** Sold Date **02-Oct-23**

Distance **1.61km**



**5/41 FEWSTER DRIVE WANTIRNA  
SOUTH VIC 3152**

3 2 2

Sold Price **\$782,500** Sold Date **06-Dec-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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