

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 2A HUGH STREET

Suburb: KNOXFIELD

State: VIC

Postcode: 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: \$ 820,000 and \$ 900,000

Median sale price

Median price: \$ 750,000

Property type: UNIT

Suburb: KNOXFIELD

Period - From: 01 / 06 / 2023 to: 31 / 05 / 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 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	<u>2/43 COMMERCIAL ROAD FERNTREE GULLY VIC 3156</u>	<u>\$ 898,000</u>	<u>03 / 02 / 2024</u>
2	<u>2/74 GERTONIA AVENUE BORONIA VIC 3155</u>	<u>\$ 835,000</u>	<u>04 / 05 / 2024</u>
3	<u>10/40 KATHRYN ROAD KNOXFIELD VIC 3180</u>	<u>\$ 850,000</u>	<u>22 / 05 / 2024</u>

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: 07 June 2024