

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

3/39 BUNNETT ROAD KNOXFIELD VIC 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Sep 2022

to

31 Aug 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

2/44 ADELE AVENUE FERNTREE GULLY VIC 3156	\$630,000	19-Mar-23
1/73 KATHRYN ROAD KNOXFIELD VIC 3180	\$638,880	31-May-23
9 PANORAMA DRIVE WANTIRNA SOUTH VIC 3152	\$690,000	18-Aug-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: 19 September 2023



**2/44 ADELE AVENUE FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price **\$630,000** Sold Date **19-Mar-23**

Distance **1.19km**



**1/73 KATHRYN ROAD KNOXFIELD
VIC 3180**

2 1 1

Sold Price **\$638,880** Sold Date **31-May-23**

Distance **0.97km**



**9 PANORAMA DRIVE WANTIRNA
SOUTH VIC 3152**

2 2 1

Sold Price ^{RS} **\$690,000** Sold Date **18-Aug-23**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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