

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

4/66 NORMA CRESCENT 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Knoxfield

Period-from

01 Apr 2023

to

31 Mar 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

1/1 NORMA CRESCENT SOUTH KNOXFIELD VIC 3180	\$635,000	23-Nov-23
4/421 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$620,000	28-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: 04 April 2024



**1/1 NORMA CRESCENT SOUTH
KNOXFIELD VIC 3180**

2 1 1

Sold Price **\$635,000** Sold Date **23-Nov-23**

Distance **0.67km**



**4/421 SCORESBY ROAD FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price **\$620,000** Sold Date **28-Dec-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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