

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 BLOSSOM GROVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

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

4 WILDWOOD CLOSE KNOXFIELD VIC 3180	\$975,000	09-Dec-23
17 BLOSSOM GROVE KNOXFIELD VIC 3180	\$960,000	24-Feb-24
5 BONVIEW COURT KNOXFIELD VIC 3180	\$950,000	09-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: 01 March 2024



**4 WILDWOOD CLOSE KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

\$975,000

Sold Date **09-Dec-23**

Distance **0.13km**



**17 BLOSSOM GROVE KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

^{RS} **\$960,000**

Sold Date **24-Feb-24**

Distance **0.13km**



**5 BONVIEW COURT KNOXFIELD
VIC 3180**

 3  2  2

Sold Price

\$950,000

Sold Date **09-Dec-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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