

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

9 ANNE 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

\$830,000

&

\$913,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,000

Property type

House

Suburb

Knoxfield

Period-from

01 May 2023

to

30 Apr 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

8 COROMANDEL CRESCENT SOUTH KNOXFIELD VIC 3180	\$885,000	27-Apr-24
25 FOSTER CRESCENT KNOXFIELD VIC 3180	\$892,000	20-Jan-24
9 GENEVIEVE COURT FERNTREE GULLY VIC 3156	\$906,000	20-Jan-24

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: 14 May 2024


**8 COROMANDEL CRESCENT
SOUTH KNOXFIELD VIC 3180**
 3  2  2

Sold Price

RS

\$885,000

Sold Date

27-Apr-24

Distance

0.39km

**25 FOSTER CRESCENT KNOXFIELD
VIC 3180**
 3  1  2

Sold Price

\$892,000

Sold Date

20-Jan-24

Distance

0.99km

**9 GENEVIEVE COURT FERNTREE
GULLY VIC 3156**
 3  1  2

Sold Price

\$906,000

Sold Date

20-Jan-24

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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