

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

94 DAVID STREET NORTH 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

House

Suburb

Knoxfield

Period-from

01 Oct 2022

to

30 Sep 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

Address of comparable property	Price	Date of sale
24 CLYDE STREET FERNTREE GULLY VIC 3156	\$1,114,000	08-Jul-23
31 COROMANDEL CRESCENT SOUTH KNOXFIELD VIC 3180	\$1,090,000	26-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: 26 October 2023



**24 CLYDE STREET FERNTREE
GULLY VIC 3156**

 3  1  2

Sold Price **\$1,114,000** Sold Date **08-Jul-23**

Distance **1.36km**



**31 COROMANDEL CRESCENT
SOUTH KNOXFIELD VIC 3180**

 4  2  2

Sold Price ^{RS} **\$1,090,000** Sold Date **26-Aug-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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