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	1/67 Rickards Avenue 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	House	Suburb	Knoxfield
Period-from	01 Oct 2020	to	30 Sep 2021	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
3/92 Anne Road Knoxfield VIC 3180	$750,000	25-May-21
4/17 Kathryn Road Knoxfield VIC 3180	$788,000	23-Sep-21
1/23 Christie Street Knoxfield VIC 3180	$695,000	27-May-21

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 2021

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3/92 Anne Road Knoxfield VIC 3180 Sold Price **$750,000** Sold Date **25-May-21**

3 1 2 Distance **0.16km**



4/17 Kathryn Road Knoxfield VIC 3180 Sold Price RS **$788,000** Sold Date **23-Sep-21**

3 1 2 Distance **0.39km**



1/23 Christie Street Knoxfield VIC 3180 Sold Price **$695,000** Sold Date **27-May-21**

3 1 2 Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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