



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1,35 Anne Road,
KNOXFIELD 3180**

unit
2 beds 1 baths 2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$600,000 - \$660,000

Median sale price

Median unit for **KNOXFIELD** for period **Oct 2019 - Nov 2019**

Sourced from **REA**.

\$645,888

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1,3 Valetta Crescent,
Knoxfield 3180

Price **\$625,000** Sold 14
November 2019

3,45 David Street,
Knoxfield 3180

Price **\$555,000** Sold 17 June
2019

1,73 Rickards Avenue,
Knoxfield 3180

Price **\$625,000** Sold 12
August 2019

This Statement of Information was prepared on 28th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Hill Real Estate - Wantirna

Suite 405, Level 4 Westfield Knox
City Office Tower, 425 Burwood Hwy,
WANTIRNA VIC 3152

Contact agents



Darren Hill

03 9800 0700
9800 0700

darren@hillre.com.au

