

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

8 BARAR COURT KURUNJANG VIC 3337

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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 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

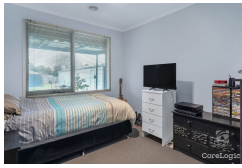
Date of sale

12 MARNGO COURT KURUNJANG VIC 3337	\$540,000	28-Dec-23
15 PIMBIT COURT KURUNJANG VIC 3337	\$530,000	23-Mar-24
22 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$535,000	05-Apr-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: 28 June 2024



**12 MARNGO COURT KURUNJANG
VIC 3337**

Sold Price **\$540,000** Sold Date **28-Dec-23**

3 1 4

Distance **0.4km**



**15 PIMBIT COURT KURUNJANG VIC
3337**

Sold Price **\$530,000** Sold Date **23-Mar-24**

3 1 4

Distance **0.53km**



**22 DUNVEGAN DRIVE KURUNJANG
VIC 3337**

Sold Price **\$535,000** Sold Date **05-Apr-24**

3 2 -

Distance **1.28km**

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

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