

## 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

2/36 MCBURNIE DRIVE KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$479,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,250

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2023

to

30 Sep 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

2/32 MCBURNIE DRIVE KURUNJANG VIC 3337	\$518,000	03-Sep-24
32 AJAY WAY KURUNJANG VIC 3337	\$480,000	21-May-24
44 AJAY WAY KURUNJANG VIC 3337	\$480,000	26-Jun-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.~~

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**2/32 MCBURNIE DRIVE  
 KURUNJANG VIC 3337**

 3  2  1

Sold Price <sup>RS</sup> **\$518,000** Sold Date **03-Sep-24**

Distance **0.04km**



**32 AJAY WAY KURUNJANG VIC  
 3337**

 4  2  -

Sold Price **\$480,000** Sold Date **21-May-24**

Distance **1.01km**



**44 AJAY WAY KURUNJANG VIC  
 3337**

 4  2  2

Sold Price

Sold Date **26-Jun-24**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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