

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

7 KINGSTON RULE STREET 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2023

to

31 Oct 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

24 LORD NOLAN STREET KURUNJANG VIC 3337	\$610,000	31-Oct-24
19 MERCER STREET HARKNESS VIC 3337	\$605,000	28-Oct-24
8 GERALDINE COURT KURUNJANG VIC 3337	\$575,000	30-Oct-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: 18 November 2024

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**24 LORD NOLAN STREET
KURUNJANG VIC 3337**

4 2 2

Sold Price

^{RS} **\$610,000**

Sold Date

31-Oct-24

Distance

0.42km



**19 MERCER STREET HARKNESS VIC
3337**

4 2 2

Sold Price

^{RS} **\$605,000**

Sold Date

28-Oct-24

Distance

1.75km



**8 GERALDINE COURT KURUNJANG
VIC 3337**

4 2 2

Sold Price

^{RS} **\$575,000**

Sold Date

30-Oct-24

Distance

1.79km



**22 BROOKSBY CIRCUIT HARKNESS
VIC 3337**

4 2 2

Sold Price

\$625,000

Sold Date

03-Jul-24

Distance

2.18km



**5 MERRYSTOWE WAY HARKNESS
VIC 3337**

4 2 2

Sold Price

\$599,000

Sold Date

05-Aug-24

Distance

4.01km



**47 CHANTICLEER AVENUE
HARKNESS VIC 3337**

4 2 2

Sold Price

\$600,000

Sold Date

13-Aug-24

Distance

4.2km

RS = Recent sale

UN = Undisclosed Sale

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**80 OAKPARK DRIVE HARKNESS
VIC 3337**

 4  2  2

Sold Price

^{RS}

\$620,000

Sold Date

11-Sep-24

Distance

4.51km

RS = Recent sale

UN = Undisclosed Sale

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