

## 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

16 Mowbray Crescent 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

\$485,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,500

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2019

to

31 Oct 2020

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

8 Baluk Place Kurunjang VIC 3337	\$485,000	08-Jan-20
88 Kurunjang Drive Kurunjang VIC 3337	\$470,000	13-Jul-20
6 Pyke Place Kurunjang VIC 3337	\$499,000	11-Mar-20

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: 10 November 2020



### 8 Baluk Place Kurunjang VIC 3337

Sold Price

**\$485,000**

Sold Date

**08-Jan-20**

 4  2  8

Distance

**0.15km**



### 88 Kurunjang Drive Kurunjang VIC 3337

Sold Price

**\$470,000**

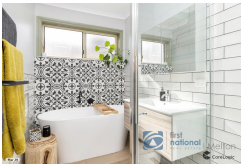
Sold Date

**13-Jul-20**

 3  1  4

Distance

**0.17km**



### 6 Pyke Place Kurunjang VIC 3337

Sold Price

**\$499,000**

Sold Date

**11-Mar-20**

 4  2  3

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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