

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 DUNVEGAN DRIVE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2021

to

30 Apr 2022

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

10 GUNSYND MEWS KURUNJANG VIC 3337	\$440,000	11-Jan-22
33 PETER PAN CRESCENT KURUNJANG VIC 3337	\$440,000	29-Nov-21
25 KURUNJANG DRIVE KURUNJANG VIC 3337	\$431,000	01-Dec-21

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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RELIANCE

real estate

Tejveer Singh

P 0410 977 785

M 0410 977 785

E tejveer@reliancere.com.au

10 GUNSYND MEWS KURUNJANG VIC 3337

Sold Price

\$440,000

Sold Date

11-Jan-22

3 1 1

Distance

0.48km

33 PETER PAN CRESCENT KURUNJANG VIC 3337

Sold Price

Sold Date

29-Nov-21

3 2 1

Distance

1.24km

25 KURUNJANG DRIVE KURUNJANG VIC 3337

Sold Price

\$431,000

Sold Date

01-Dec-21

3 2 1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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