

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 THE EMBANKMENT 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Kurunjang

Period-from

01 Jan 2024

to

31 Dec 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

2/11 MERRIJIG COURT KURUNJANG VIC 3337	\$509,000	03-Oct-24
11 JEUNE PLACE KURUNJANG VIC 3337	\$490,000	28-Sep-24
2/32 MCBURNIE DRIVE KURUNJANG VIC 3337	\$518,000	20-Aug-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: 07 January 2025



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2/11 MERRIJIG COURT KURUNJANG VIC 3337 Sold Price

\$509,000 Sold Date **03-Oct-24**

3 2 1

Distance **0.31km**



11 JEUNE PLACE KURUNJANG VIC 3337 Sold Price

\$490,000 Sold Date **28-Sep-24**

3 2 1

Distance **0.95km**



2/32 MCBURNIE DRIVE KURUNJANG VIC 3337 Sold Price

\$518,000 Sold Date **20-Aug-24**

3 2 1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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