

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 Colonus 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,500

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2019

to

29 Feb 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

4 Hiraji Street Kurunjang VIC 3337	\$410,000	27-Sep-19
12 Flora Grove Kurunjang VIC 3337	\$420,000	06-Nov-19
11 Karinya Way Harkness VIC 3337	\$440,000	13-Jan-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: 05 March 2020



4 Hiraji Street Kurunjang VIC 3337 Sold Price **\$410,000** Sold Date **27-Sep-19**

 3  2  2

Distance **0.57km**



12 Flora Grove Kurunjang VIC 3337 Sold Price **\$420,000** Sold Date **06-Nov-19**

 3  2  2

Distance **1.39km**



11 Karinya Way Harkness VIC 3337 Sold Price ^{RS} **\$440,000** Sold Date **13-Jan-20**

 3  2  2

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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