

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 YELLOW GUM WAY 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,400

Property type

House

Suburb

Kurunjang

Period-from

01 May 2023

to

30 Apr 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

6 STEM STREET KURUNJANG VIC 3337	\$490,000	25-Mar-24
5 PERENNIAL DRIVE KURUNJANG VIC 3337	\$471,000	01-Dec-23
23 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$475,000	12-Dec-23

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: 17 May 2024



6 STEM STREET KURUNJANG VIC 3337

 4  2  2

Sold Price

\$490,000

Sold Date

25-Mar-24

Distance

0.44km



5 PERENNIAL DRIVE KURUNJANG VIC 3337

 4  2  2

Sold Price

\$471,000

Sold Date

01-Dec-23

Distance

0.32km



23 GOLDEN WATTLE WAY HARKNESS VIC 3337

 4  2  2

Sold Price

\$475,000

Sold Date

12-Dec-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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