

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

9 Gloaming Ride 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,500

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2019

to

30 Sep 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

25 Croxton Drive Kurunjang VIC 3337	\$950,000	29-Jan-20
35 Croxton Drive Kurunjang VIC 3337	\$1,100,000	07-Feb-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: 24 October 2020


25 Croxton Drive Kurunjang VIC 3337

Sold Price **\$950,000** Sold Date **29-Jan-20**
 4  2  6

Distance **2.94km**

35 Croxton Drive Kurunjang VIC 3337

Sold Price **\$1,100,000** Sold Date **07-Feb-20**
 4  2  4

Distance **3.2km**
RS = Recent sale

UN = Undisclosed Sale

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