

## 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

54 DUNVEGAN DRIVE KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$529,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,008

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2021

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 257 GISBORNE-MELTON ROAD KURUNJANG VIC 3337 | \$535,000 | 21-Jul-22 |
| 4 MARNGO COURT KURUNJANG VIC 3337           | \$555,000 | 12-Jul-22 |
| 4 OORINDI CLOSE KURUNJANG VIC 3337          | \$545,000 | 25-May-22 |

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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**257 GISBORNE-MELTON ROAD  
KURUNJANG VIC 3337**

3 2 2

Sold Price

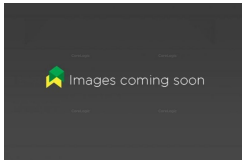
<sup>RS</sup> **\$535,000**

Sold Date

**21-Jul-22**

Distance

**0.22km**



**4 MARNGO COURT KURUNJANG  
VIC 3337**

3 2 4

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date

**12-Jul-22**

Distance

**1.07km**



**4 OORINDI CLOSE KURUNJANG  
VIC 3337**

3 2 2

Sold Price

**\$545,000**

Sold Date

**25-May-22**

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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