

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

3 JOSHUA PLACE 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

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2022

to

28 Feb 2023

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

8 HUDSON PLACE MELTON VIC 3337	\$495,000	25-Nov-22
12 KAYLA WAY KURUNJANG VIC 3337	\$493,000	20-Oct-22
11 JOSHUA PLACE KURUNJANG VIC 3337	\$490,000	11-Nov-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.

This Statement of Information was prepared on: 31 March 2023


8 HUDSON PLACE MELTON VIC 3337
 3  1  2

Sold Price **\$495,000** Sold Date **25-Nov-22**

Distance **1.97km**

12 KAYLA WAY KURUNJANG VIC 3337
 3  2  2

Sold Price **\$493,000** Sold Date **20-Oct-22**

Distance **0.13km**

11 JOSHUA PLACE KURUNJANG VIC 3337
 3  2  2

Sold Price **\$490,000** Sold Date **11-Nov-22**

Distance **0.1km**
RS = Recent sale

UN = Undisclosed Sale

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