

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 KIMBURRA COURT 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2022

to

31 Mar 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

7 RIMBANDA COURT KURUNJANG VIC 3337	\$540,000	01-Dec-22
5 RAIN LOVER DRIVE KURUNJANG VIC 3337	\$525,000	17-Apr-23
49 TULLOCH AVENUE KURUNJANG VIC 3337	\$510,000	05-Apr-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.~~

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7 RIMBANDA COURT KURUNJANG VIC 3337 Sold Price **\$540,000** Sold Date **01-Dec-22**

3 2 2

Distance **0.1km**



5 RAIN LOVER DRIVE KURUNJANG VIC 3337 Sold Price ^{RS} **\$525,000** Sold Date **17-Apr-23**

4 2 2

Distance **0.65km**



49 TULLOCH AVENUE KURUNJANG VIC 3337 Sold Price ^{RS} **\$510,000** Sold Date **05-Apr-23**

3 1 2

Distance **0.92km**

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

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