

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

278 COBURNS ROAD 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2024

to

31 Dec 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

17 WINFIELD DRIVE KURUNJANG VIC 3337	\$555,000	07-Aug-24
32 MOWBRAY CRESCENT KURUNJANG VIC 3337	\$570,000	20-Dec-24
11 RAIN LOVER DRIVE KURUNJANG VIC 3337	\$555,000	23-Oct-24

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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Ned Nikolic

P 03 9746 6000

M 0401 284 479

E nnikolic@barryplant.com.au

**17 WINFIELD DRIVE KURUNJANG
VIC 3337**

3 1 2

Sold Price

\$555,000Sold Date **07-Aug-24**Distance **0.05km****32 MOWBRAY CRESCENT
KURUNJANG VIC 3337**

3 1 2

Sold Price

RS \$570,000Sold Date **20-Dec-24**Distance **1.34km****11 RAIN LOVER DRIVE KURUNJANG
VIC 3337**

3 1 3

Sold Price

\$555,000Sold Date **23-Oct-24**Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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