

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

4 WILONG CLOSE 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

\$480,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2023

to

31 Jul 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

9 MOMBA CLOSE KURUNJANG VIC 3337	\$490,000	13-Aug-24
41 RIDDLE DRIVE MELTON VIC 3337	\$485,000	24-Jul-24
14 EVELYN CLOSE MELTON WEST VIC 3337	\$520,000	17-Jul-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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Jade Carberry
P 03 9746 6222
M 0424 929 727
E jadecarberry@fnmelton.com.au



9 MOMBA CLOSE KURUNJANG VIC 3337

Sold Price

^{RS} **\$490,000** Sold Date **13-Aug-24**

 3  1  2

Distance **0.43km**



41 RIDDLE DRIVE MELTON VIC 3337

Sold Price

^{RS} **\$485,000** Sold Date **24-Jul-24**

 3  1  2

Distance **1.03km**



14 EVELYN CLOSE MELTON WEST VIC 3337

Sold Price

^{RS} **\$520,000** Sold Date **17-Jul-24**

 3  1  2

Distance **2.92km**

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

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