

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

7 Bravo Street 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

\$389,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2020

to

31 Jan 2021

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

5 Piping Lane Kurunjang VIC 3337	\$382,000	03-Jan-21
4 Colonus Street Kurunjang VIC 3337	\$395,000	21-Jan-21
28 Parkleigh Drive Kurunjang VIC 3337	\$390,000	14-Nov-20

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: 12 February 2021



5 Piping Lane Kurunjang VIC 3337

Sold Price

^{RS} **\$382,000**

Sold Date

03-Jan-21

 3  2  1

Distance

0.08km



4 Colonus Street Kurunjang VIC 3337

Sold Price

^{RS} **\$395,000**

Sold Date

21-Jan-21

 4  2  1

Distance

0.63km



28 Parkleigh Drive Kurunjang VIC 3337

Sold Price

\$390,000

Sold Date

14-Nov-20

 3  2  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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