

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

1/94 DUNVEGAN DRIVE 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Dec 2022

to

30 Nov 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

1/4 SIRIUS WAY KURUNJANG VIC 3337	\$466,000	28-Nov-23
13 COLONUS STREET KURUNJANG VIC 3337	\$451,000	28-Sep-23
21 KINGSTON RULE STREET KURUNJANG VIC 3337	\$455,000	19-Jun-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.~~

This Statement of Information was prepared on: 19 December 2023



1/4 SIRIUS WAY KURUNJANG VIC 3337

Sold Price

^{RS} **\$466,000** Sold Date **28-Nov-23**

3 2 2

Distance **0.33km**



13 COLONUS STREET KURUNJANG VIC 3337

Sold Price

\$451,000 Sold Date **28-Sep-23**

4 2 1

Distance **1.07km**



21 KINGSTON RULE STREET KURUNJANG VIC 3337

Sold Price

\$455,000 Sold Date **19-Jun-23**

4 1 1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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