

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

45 WALSINGHAM CRESCENT 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,008

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2021

to

30 Jun 2022

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

10 TOKOL COURT KURUNJANG VIC 3337	\$500,000	30-Jun-22
4 PYKE PLACE KURUNJANG VIC 3337	\$500,000	05-Feb-22
42 KURUNJANG DRIVE KURUNJANG VIC 3337	\$500,000	06-May-22

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: 21 July 2022



10 TOKOL COURT KURUNJANG VIC 3337

 3  1  1

^{RS} **\$500,000** Sold Date **30-Jun-22**

Distance **0.04km**



4 PYKE PLACE KURUNJANG VIC 3337

 2  2  2

Sold Price

\$500,000

Sold Date **05-Feb-22**

Distance **0.29km**



42 KURUNJANG DRIVE KURUNJANG VIC 3337

 3  2  2

Sold Price

Sold Date **06-May-22**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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