

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

6/4 BLACK KNIGHT WAY 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Mar 2022

to

28 Feb 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

1/23 KURUNJANG DRIVE KURUNJANG VIC 3337	\$385,000	21-Dec-22
2/44 UNITT STREET MELTON VIC 3337	\$360,000	16-Dec-22
10/20-24 PALMERSTON STREET MELTON VIC 3337	\$385,000	26-Jan-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: 04 March 2023


**1/23 KURUNJANG DRIVE
KURUNJANG VIC 3337**
 2  1  1

Sold Price

RS

\$385,000

Sold Date

21-Dec-22

Distance

1.09km

**2/44 UNITT STREET MELTON VIC
3337**
 2  1  1

Sold Price

\$360,000

Sold Date

16-Dec-22

Distance

2.18km

**10/20-24 PALMERSTON STREET
MELTON VIC 3337**
 3  1  1

Sold Price

\$385,000

Sold Date

26-Jan-23

Distance

2.8km

RS = Recent sale

UN = Undisclosed Sale

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