

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 MERDON PLACE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

24 PENNYROYAL CRESCENT KURUNJANG VIC 3337	\$501,000	30-Apr-22
10 TOKOL COURT KURUNJANG VIC 3337	\$500,000	30-Jun-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: 11 July 2022



**24 PENNYROYAL CRESCENT
KURUNJANG VIC 3337**

 3  1  2

Sold Price **\$501,000** Sold Date **30-Apr-22**

Distance -



**10 TOKOL COURT KURUNJANG VIC
3337**

 3  1  1

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

Distance **0.41km**

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

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