

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

5 MANNING AVENUE 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

\$599,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2022

to

30 Apr 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

6 JEUNE PLACE KURUNJANG VIC 3337	\$630,000	28-Mar-23
51 MCBURNIE DRIVE KURUNJANG VIC 3337	\$590,000	05-Jan-23
23 ARCHER DRIVE KURUNJANG VIC 3337	\$695,000	11-Mar-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 May 2023

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6 JEUNE PLACE KURUNJANG VIC 3337

Sold Price

^{RS} **\$630,000** Sold Date **28-Mar-23**

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Distance **1.56km**



51 MCBURNIE DRIVE KURUNJANG VIC 3337

Sold Price

\$590,000 Sold Date **05-Jan-23**

🛏 3 🚿 2 🚗 2

Distance **1.71km**



23 ARCHER DRIVE KURUNJANG VIC 3337

Sold Price

^{RS} **\$695,000** Sold Date **11-Mar-23**

🛏 4 🚿 2 🚗 2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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