

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 MELROME COURT 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 WESTLAKE DRIVE MELTON WEST VIC 3337

\$607,500

20-May-24

6 GAMALITE DRIVE HARKNESS VIC 3337

\$600,888

23-Mar-24

104 WESTLAKE DRIVE MELTON WEST VIC 3337

\$623,000

28-Feb-24

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.

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**4 WESTLAKE DRIVE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

^{RS}

\$607,500

Sold Date **20-May-24**

Distance **4.32km**



**6 GAMALITE DRIVE HARKNESS VIC
3337**

 2  2  2

Sold Price

\$600,888

Sold Date **23-Mar-24**

Distance **2.59km**



**104 WESTLAKE DRIVE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

\$623,000

Sold Date **28-Feb-24**

Distance **4.35km**

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

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