

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 Heather 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2020

to

30 Apr 2021

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

8 Seed Street Kurunjang VIC 3337	\$510,000	21-May-21
15 Rain Lover Drive Kurunjang VIC 3337	\$540,000	19-Mar-21
39 Black Knight Way Kurunjang VIC 3337	\$525,000	11-Mar-21

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: 29 May 2021



8 Seed Street Kurunjang VIC 3337

Sold Price

^{RS} **\$510,000**

Sold Date

21-May-21

4 2 2

Distance

1.45km



15 Rain Lover Drive Kurunjang VIC 3337

Sold Price

\$540,000

Sold Date

19-Mar-21

4 2 2

Distance

1.53km



39 Black Knight Way Kurunjang VIC 3337

Sold Price

\$525,000

Sold Date

11-Mar-21

4 2 2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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