

## 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

36 Walsingham Crescent Kurunjang VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$489,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,750

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2020

to

31 Mar 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

9 Jang Place Kurunjang VIC 3337	\$465,000	16-Jan-21
53 Kurunjang Drive Kurunjang VIC 3337	\$490,000	09-Dec-20
8 Merrijig Court Kurunjang VIC 3337	\$470,000	01-Dec-20

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: 16 April 2021



### 9 Jang Place Kurunjang VIC 3337

Sold Price **\$465,000** Sold Date **16-Jan-21**

 3  2  2

Distance **0.16km**

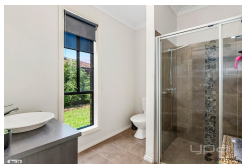


### 53 Kurunjang Drive Kurunjang VIC 3337

Sold Price **\$490,000** Sold Date **09-Dec-20**

 4  2  4

Distance **0.26km**



### 8 Merrijig Court Kurunjang VIC 3337

Sold Price **\$470,000** Sold Date **01-Dec-20**

 3  2  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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