

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 CLAIRE 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

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2023

to

31 Oct 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

5 GALILEE BOULEVARD HARKNESS VIC 3337	\$670,000	25-Nov-24
43 LAGARNA DRIVE KURUNJANG VIC 3337	\$660,000	02-Jun-24
6 PANGBOURNE AVENUE HARKNESS VIC 3337	\$675,000	07-Sep-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.~~

This Statement of Information was prepared on: 28 November 2024



**5 GALILEE BOULEVARD
HARKNESS VIC 3337**

 4  2  6

Sold Price ^{RS} **\$670,000** Sold Date **25-Nov-24**

Distance **1.03km**



**43 LAGARNA DRIVE KURUNJANG
VIC 3337**

 4  2  2

Sold Price **\$660,000** Sold Date **02-Jun-24**

Distance **0.41km**



**6 PANGBOURNE AVENUE
HARKNESS VIC 3337**

 4  2  2

Sold Price **\$675,000** Sold Date **07-Sep-24**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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