

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

9 KAYLA WAY 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

\$519,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 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 COORNONG COURT KURUNJANG VIC 3337	\$520,000	24-Mar-24
22 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$535,000	05-Apr-24
54 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$529,000	07-May-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: 12 June 2024



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**4 COORNONG COURT
KURUNJANG VIC 3337**

3 2 -

Sold Price

\$520,000

Sold Date

24-Mar-24

Distance

1.27km



**22 DUNVEGAN DRIVE KURUNJANG
VIC 3337**

3 2 -

Sold Price

\$535,000

Sold Date

05-Apr-24

Distance

0.64km



**54 DUNVEGAN DRIVE
KURUNJANG VIC 3337**

3 2 8

Sold Price

^{RS} **\$529,000**

Sold Date

07-May-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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