

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 Barnong Close 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2020

to

30 Sep 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 Merdon Place Kurunjang VIC 3337	\$535,000	31-Jul-21
2 Barnong Close Kurunjang VIC 3337	\$495,000	18-Jun-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: 27 October 2021



8 Merdon Place Kurunjang VIC 3337 Sold Price **\$535,000** Sold Date **31-Jul-21**

 3  2  4

Distance **0.17km**



2 Barnong Close Kurunjang VIC 3337 Sold Price **\$495,000** Sold Date **18-Jun-21**

 3  2  2

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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