

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

3/4 BLACK KNIGHT 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

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,750

Property type

Unit

Suburb

Kurunjang

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/15 MAREE COURT KURUNJANG VIC 3337	\$405,000	02-Aug-23
1/3 CLAIRE COURT KURUNJANG VIC 3337	\$415,000	13-Apr-23
7/39 SCOTT STREET MELTON VIC 3337	\$410,000	04-Jun-23

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: 06 September 2023



Jesse Singh

M 0409540040

E admin@localexpertz.com.au



**1/15 MAREE COURT KURUNJANG
VIC 3337**

2 1 1

Sold Price

\$405,000

Sold Date **02-Aug-23**

Distance

0.71km



**1/3 CLAIRE COURT KURUNJANG
VIC 3337**

3 2 1

Sold Price

\$415,000

Sold Date **13-Apr-23**

Distance

1.32km



**7/39 SCOTT STREET MELTON VIC
3337**

2 1 1

Sold Price

\$410,000

Sold Date **04-Jun-23**

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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