

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

1/81 KIRKTON DRIVE 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

\$425,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Jun 2021

to

31 May 2022

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

1/5 LYDEAMORE PLACE KURUNJANG VIC 3337	\$380,000	30-May-22
2/17 BELINDA CLOSE KURUNJANG VIC 3337	\$380,000	09-Mar-22
3/179 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$360,000	19-May-22

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: 10 June 2022



**1/5 LYDEAMORE PLACE
KURUNJANG VIC 3337**

2 1 1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **30-May-22**

Distance **0.25km**



**2/17 BELINDA CLOSE KURUNJANG
VIC 3337**

3 1 1

Sold Price **\$380,000** Sold Date **09-Mar-22**

Distance **1.4km**



**3/179 GISBORNE-MELTON ROAD
KURUNJANG VIC 3337**

2 1 1

Sold Price ^{RS} **\$360,000** Sold Date **19-May-22**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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