

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 Kimburra 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,500

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2019

to

31 Jan 2020

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

2 Boulderwood Court Kurunjang VIC 3337	\$480,000	12-Sep-19
36 Skipton Street Kurunjang VIC 3337	\$445,000	21-Nov-19
47 Smoult Drive Kurunjang VIC 3337	\$490,000	04-Feb-20

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.~~

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2 Boulderwood Court Kurunjang VIC 3337

3 2 2

Sold Price **\$480,000** Sold Date **12-Sep-19**

Distance **0.37km**



36 Skipton Street Kurunjang VIC 3337

3 2 2

Sold Price **\$445,000** Sold Date **21-Nov-19**

Distance **0.79km**



47 Smoult Drive Kurunjang VIC 3337

3 2 1

Sold Price **\$490,000** Sold Date **04-Feb-20**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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