

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

2/81 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

\$419,000

&

\$449,000

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

4/6 THE EMBANKMENT KURUNJANG VIC 3337	\$460,000	25-May-22
18 GREENHILLS DRIVE KURUNJANG VIC 3337	\$450,000	28-Feb-22
20/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$430,000	30-Mar-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



**4/6 THE EMBANKMENT
KURUNJANG VIC 3337**

3 1 1

Sold Price ^{RS} **\$460,000** Sold Date **25-May-22**

Distance **0.52km**



**18 GREENHILLS DRIVE
KURUNJANG VIC 3337**

3 1 1

Sold Price **\$450,000** Sold Date **28-Feb-22**

Distance **1.84km**



**20/20-22 ROSLYN PARK DRIVE
HARKNESS VIC 3337**

3 2 1

Sold Price **\$430,000** Sold Date **30-Mar-22**

Distance **1.86km**

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

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