

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 Piping Lane 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

\$384,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2019

to

31 Oct 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

8 Colonus Street Kurunjang VIC 3337	\$365,000	25-Jul-20
41 Walsingham Crescent Kurunjang VIC 3337	\$375,000	14-Jul-20
11 Greenhills Drive Kurunjang VIC 3337	\$360,000	04-Aug-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.~~

This Statement of Information was prepared on: 20 November 2020

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8 Colonus Street Kurunjang VIC 3337

3 2 1

Sold Price

\$365,000

Sold Date

25-Jul-20

Distance

0.62km



41 Walsingham Crescent Kurunjang VIC 3337

3 2 1

Sold Price

\$375,000

Sold Date

14-Jul-20

Distance

1.4km



11 Greenhills Drive Kurunjang VIC 3337

3 2 1

Sold Price

\$360,000

Sold Date

04-Aug-20

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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