

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

2/6 The Embankment 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

\$380,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2020

to

31 May 2021

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 Harrow Court Kurunjang VIC 3337	\$385,000	07-Feb-21
1/2 Bronton Close Kurunjang VIC 3337	\$395,000	19-Mar-21
2/78 Greenhills Drive Kurunjang VIC 3337	\$400,000	28-Jan-21

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: 15 June 2021



1 Harrow Court Kurunjang VIC 3337 Sold Price **\$385,000** Sold Date **07-Feb-21**

 3  1  1

Distance **0.42km**



1/2 Brnton Close Kurunjang VIC 3337 Sold Price **\$395,000** Sold Date **19-Mar-21**

 3  1  2

Distance **0.77km**



2/78 Greenhills Drive Kurunjang VIC 3337 Sold Price **\$400,000** Sold Date **28-Jan-21**

 3  2  2

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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