

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

1/15 MAREE 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

or range
between

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 May 2022

to

30 Apr 2023

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

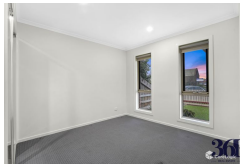
Date of sale

2/57 PALMERSTON STREET MELTON VIC 3337	\$420,000	20-Oct-22
27A DOMINIC PARADE MELTON VIC 3337	\$398,000	25-Nov-22
20/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$420,000	14-Feb-23

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: 19 May 2023



**2/57 PALMERSTON STREET
MELTON VIC 3337**

 2  1  1

Sold Price **\$420,000** Sold Date **20-Oct-22**

Distance **1.91km**



**27A DOMINIC PARADE MELTON
VIC 3337**

 2  1  1

Sold Price **\$398,000** Sold Date **25-Nov-22**

Distance **1.95km**



**20/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 2  2  1

Sold Price **\$420,000** Sold Date **14-Feb-23**

Distance **4.09km**

RS = Recent sale UN = Undisclosed Sale

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