

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

1/24 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

\$309,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 May 2021

to

30 Apr 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

2/24 KIRKTON DRIVE KURUNJANG VIC 3337	\$315,000	11-Mar-21
2/15 MAREE COURT KURUNJANG VIC 3337	\$333,000	18-Jun-21
2/5 LYDEAMORE PLACE KURUNJANG VIC 3337	\$365,000	10-May-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.~~

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2/24 KIRKTON DRIVE KURUNJANG VIC 3337 Sold Price **\$315,000** Sold Date **11-Mar-21**

2 1 2

Distance **0.02km**



2/15 MAREE COURT KURUNJANG VIC 3337 Sold Price **\$333,000** Sold Date **18-Jun-21**

2 1 1

Distance **0.24km**



2/5 LYDEAMORE PLACE KURUNJANG VIC 3337 Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **10-May-22**

2 1 1

Distance **0.47km**

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

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