

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

1/43 Smoult 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Dec 2020

to

30 Nov 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

1/45 Smoult Drive Kurunjang VIC 3337	\$362,500	27-May-21
32/20-22 Roslyn Park Drive Harkness VIC 3337	\$350,000	25-Mar-21
2/1 Pinnacle Crescent Brookfield VIC 3338	\$379,500	15-Oct-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: 22 December 2021



1/45 Smoult Drive Kurunjang VIC 3337

3 1 1

Sold Price

\$362,500

Sold Date

27-May-21

Distance

0.05km



32/20-22 Roslyn Park Drive Harkness VIC 3337

3 1 1

Sold Price

\$350,000

Sold Date

25-Mar-21

Distance

1.12km



2/1 Pinnacle Crescent Brookfield VIC 3338

3 1 1

Sold Price

\$379,500

Sold Date

15-Oct-21

Distance

3.08km

RS = Recent sale

UN = Undisclosed Sale

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