

## 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 JANG PLACE KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$479,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,900

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2022

to

31 Oct 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

3 MOLGA CLOSE KURUNJANG VIC 3337	\$490,000	04-Oct-23
2 COORNONG COURT KURUNJANG VIC 3337	\$490,000	15-Sep-23
4 MERDON PLACE KURUNJANG VIC 3337	\$500,000	02-Sep-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: 30 November 2023



### 3 MOLGA CLOSE KURUNJANG VIC 3337

 3  1  2

Sold Price

**\$490,000**

Sold Date **04-Oct-23**

Distance **0.52km**



### 2 COORNONG COURT KURUNJANG VIC 3337

 3  1  2

Sold Price

Sold Date **15-Sep-23**

Distance **0.51km**



### 4 MERDON PLACE KURUNJANG VIC 3337

 3  1  4

Sold Price

**\$500,000**

Sold Date **02-Sep-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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