

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

32A Gloaming Ride 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Other

Suburb

Kurunjang

Period-from

01 Aug 2019

to

31 Jul 2020

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

20 Reidy Rise Harkness VIC 3337	\$400,000	08-May-20
48-50 Church Street Melton VIC 3337	\$885,000	26-Mar-20
3 Rivette Street Kurunjang VIC 3337	\$410,000	11-Jun-20

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: 07 August 2020


20 Reidy Rise Harkness VIC 3337

Sold Price

\$400,000

Sold Date **08-May-20**
 -  -  -

Distance **1.22km**

48-50 Church Street Melton VIC 3337

Sold Price

^{RS} **\$885,000** ^{UN}

Sold Date **26-Mar-20**
 -  -  -

Distance **1.5km**

3 Rivette Street Kurunjang VIC 3337

Sold Price

^{RS} **\$410,000**

Sold Date **11-Jun-20**
 -  -  -

Distance **1.9km**
RS = Recent sale

UN = Undisclosed Sale

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