

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

3 COOLABAH 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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2023

to

30 Sep 2024

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

8 BARAR COURT KURUNJANG VIC 3337	\$553,000	09-Sep-24
4 NAMBET PLACE KURUNJANG VIC 3337	\$538,000	06-May-23
12 RUAIRI COURT KURUNJANG VIC 3337	\$555,000	06-Oct-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.~~

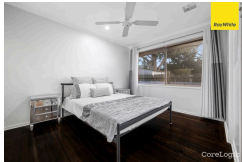
This Statement of Information was prepared on: 25 October 2024



8 BARAR COURT KURUNJANG VIC 3337 Sold Price **\$553,000** Sold Date **09-Sep-24**

3 2 2

Distance **0.49km**



4 NAMBET PLACE KURUNJANG VIC 3337 Sold Price **\$538,000** Sold Date **06-May-23**

3 2 2

Distance **1.05km**



12 RUAIRI COURT KURUNJANG VIC 3337 Sold Price **\$555,000** Sold Date **06-Oct-23**

3 2 2

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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