

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

7 Joshua Place 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2020

to

31 Jan 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

12 Joshua Place Kurunjang VIC 3337	\$445,000	08-Feb-21
15 Joshua Place Kurunjang VIC 3337	\$450,000	31-Oct-19
64 Kirkton Drive Kurunjang VIC 3337	\$470,000	22-Feb-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: 24 February 2021



12 Joshua Place Kurunjang VIC 3337 Sold Price ^{RS} \$445,000 Sold Date 08-Feb-21

 3  2  2

Distance 0.08km



15 Joshua Place Kurunjang VIC 3337 Sold Price \$450,000 Sold Date 31-Oct-19

 4  2  2

Distance 0.1km



64 Kirkton Drive Kurunjang VIC 3337 Sold Price ^{RS} \$470,000 Sold Date 22-Feb-21

 3  2  2

Distance 0.11km

RS = Recent sale UN = Undisclosed Sale

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