

## 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

74 Greenhills Drive Kurunjang VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$439,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2019

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 Flora Grove Kurunjang VIC 3337      | \$442,000 | 18-May-20 |
| 3 Bateman Drive Harkness VIC 3337     | \$438,000 | 16-Jun-20 |
| 35 Burswood Circuit Harkness VIC 3337 | \$455,000 | 07-Jul-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: 11 October 2020



**4 Flora Grove Kurunjang VIC 3337** Sold Price **\$442,000** Sold Date **18-May-20**

3 2 2

Distance **1.36km**



**3 Bateman Drive Harkness VIC 3337** Sold Price **\$438,000** Sold Date **16-Jun-20**

3 2 2

Distance **1.54km**



**35 Burswood Circuit Harkness VIC 3337** Sold Price **\$455,000** Sold Date **07-Jul-20**

3 2 2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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