

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 Christina Crescent 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

*House

X

*Unit

Suburb

Kurunjang

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

15 Beauview Court Kurunjang VIC 3337	\$380,000	17-Oct-18
8 Poseidon Street Kurunjang VIC 3337	\$395,000	11-Nov-18
18 Leaves Lane Kurunjang VIC 3337	\$391,000	29-Oct-18

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 six months.~~

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15 Beauview Court Kurunjang VIC 3337

3 2 1

Sold Price

\$380,000

Sold Date

17-Oct-18

Distance

0.22km



8 Poseidon Street Kurunjang VIC 3337

3 2 1

Sold Price

\$395,000

Sold Date

11-Nov-18

Distance

0.91km



18 Leavus Lane Kurunjang VIC 3337

3 2 1

Sold Price

\$391,000

Sold Date

29-Oct-18

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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