

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

4/6 THE EMBANKMENT 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 May 2021

to

30 Apr 2022

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

1/6 THE EMBANKMENT KURUNJANG VIC 3337	\$480,000	29-Nov-21
2/14 ARCHER DRIVE KURUNJANG VIC 3337	\$470,000	22-Dec-21
1/193 CENTENARY AVENUE MELTON VIC 3337	\$489,000	31-Jan-22

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 May 2022


**1/6 THE EMBANKMENT
KURUNJANG VIC 3337**
 3  1  1

 Sold Price **\$480,000** Sold Date **29-Nov-21**

 Distance **0.03km**

**2/14 ARCHER DRIVE KURUNJANG
VIC 3337**
 3  2  5

 Sold Price **\$470,000** Sold Date **22-Dec-21**

 Distance **1.01km**

**1/193 CENTENARY AVENUE
MELTON VIC 3337**
 3  2  1

 Sold Price **\$489,000** Sold Date **31-Jan-22**

 Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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