

## 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

11 Nightmarch Place 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

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Kurunjang

Period-from

01 Dec 2018

to

30 Nov 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 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 36 Skipton Street Kurunjang VIC 3337  | \$445,000 | 03-Dec-19 |
| 17 Rimbanda Court Kurunjang VIC 3337  | \$427,000 | 16-Aug-19 |
| 16 Gunnawarra Road Kurunjang VIC 3337 | \$415,000 | 03-Sep-19 |

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.~~

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**36 Skipton Street Kurunjang VIC 3337**

3 2 2

Sold Price

**\$445,000**

Sold Date

**03-Dec-19**

Distance

**0.51km**



**17 Rimbanda Court Kurunjang VIC 3337**

3 2 2

Sold Price

**\$427,000**

Sold Date

**16-Aug-19**

Distance

**0.87km**



**16 Gunnawarra Road Kurunjang VIC 3337**

3 2 2

Sold Price

**\$415,000**

Sold Date

**03-Sep-19**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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