

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

25 Tulloch Avenue 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

\$479,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Kurunjang

Period-from

01 Sep 2020

to

31 Aug 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

17 Kirra Court Kurunjang VIC 3337	\$515,000	13-Aug-21
36 Walsingham Crescent Kurunjang VIC 3337	\$472,500	02-Jun-21
191 Gisborne-Melton Road Kurunjang VIC 3337	\$480,000	19-May-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: 27 September 2021



17 Kirra Court Kurunjang VIC 3337

Sold Price

^{RS} **\$515,000** Sold Date **13-Aug-21**

 3  1  -

Distance **0.36km**



36 Walsingham Crescent Kurunjang VIC 3337

Sold Price

\$472,500 Sold Date **02-Jun-21**

 3  2  2

Distance **0.61km**



191 Gisborne-Melton Road Kurunjang VIC 3337

Sold Price

\$480,000 Sold Date **19-May-21**

 3  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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