

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

1/19 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2024

to

31 Dec 2024

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

Address of comparable property	Price	Date of sale
1/80 KIRKTON DRIVE KURUNJANG VIC 3337	\$475,000	29-Aug-24
11 GREENHILLS DRIVE KURUNJANG VIC 3337	\$480,000	11-Dec-24
2/36 MCBURNIE DRIVE KURUNJANG VIC 3337	\$502,000	16-Dec-24

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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1/80 KIRKTON DRIVE KURUNJANG Sold Price
VIC 3337

\$475,000 Sold Date 29-Aug-24

 3  2  1

Distance 0.41km



11 GREENHILLS DRIVE KURUNJANG Sold Price
VIC 3337

^{RS} \$480,000 Sold Date 11-Dec-24

 3  2  1

Distance 1.94km



2/36 MCBURNIE DRIVE
KURUNJANG VIC 3337

Sold Price ^{RS} \$502,000 Sold Date 16-Dec-24

 3  2  1

Distance 1.83km

RS = Recent sale UN = Undisclosed Sale

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