

## 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

55 Dunvegan Drive 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$474,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2021

to

31 Dec 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2 Kirkton Drive Kurunjang VIC 3337     | \$510,000 | 13-Nov-21 |
| 14 Narebar Court Kurunjang VIC 3337    | \$510,000 | 12-Nov-21 |
| 13 Tawrrific Street Kurunjang VIC 3337 | \$510,000 | 13-Oct-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: 26 January 2022



**2 Kirkton Drive Kurunjang VIC 3337** Sold Price <sup>RS</sup> **\$510,000** Sold Date **13-Nov-21**

 3  2  2

Distance **0.5km**



**14 Narebar Court Kurunjang VIC 3337** Sold Price **\$510,000** Sold Date **12-Nov-21**

 3  2  2

Distance **0.93km**



**13 Tawrrific Street Kurunjang VIC 3337** Sold Price Sold Date **13-Oct-21**

 4  1  1

Distance **0.79km**

**RS** = Recent sale **UN** = Undisclosed Sale

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