

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

8 MERDON PLACE 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2023

to

30 Sep 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

5 BOULDERWOOD COURT KURUNJANG VIC 3337	\$570,000	24-Jul-24
7 ERAMU PLACE KURUNJANG VIC 3337	\$580,000	30-Apr-24
57 SMOULT DRIVE KURUNJANG VIC 3337	\$590,000	31-May-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.~~

This Statement of Information was prepared on: 14 October 2024



RELIANCE

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5 BOULDERWOOD COURT KURUNJANG VIC 3337

3 2 2

Sold Price **\$570,000** Sold Date **24-Jul-24**

Distance **0.6km**



7 ERAMU PLACE KURUNJANG VIC 3337

3 2 -

Sold Price **\$580,000** Sold Date **30-Apr-24**

Distance **0.2km**



57 SMOULT DRIVE KURUNJANG VIC 3337

3 2 2

Sold Price **\$590,000** Sold Date **31-May-24**

Distance **0.78km**



28 CHRISTINA CRESCENT KURUNJANG VIC 3337

3 2 -

Sold Price **\$580,000** Sold Date **03-Jun-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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