

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

2/32 MCBURNIE DRIVE 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,750

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2023

to

31 Jul 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

20 ROCKINGHAM CIRCUIT HARKNESS VIC 3337	\$515,000	28-Jun-24
7 BROOKSBY CIRCUIT HARKNESS VIC 3337	\$520,000	16-Jul-24
6 STEM STREET KURUNJANG VIC 3337	\$490,000	25-Mar-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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**20 ROCKINGHAM CIRCUIT
HARKNESS VIC 3337**

 3  2  2

Sold Price

^{RS} **\$515,000**

Sold Date

28-Jun-24

Distance

1.95km



**7 BROOKSBY CIRCUIT HARKNESS
VIC 3337**

 4  2  -

Sold Price

^{RS} **\$520,000**

Sold Date

16-Jul-24

Distance

1.64km



**6 STEM STREET KURUNJANG VIC
3337**

 4  2  2

Sold Price

\$490,000

Sold Date

25-Mar-24

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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