

## 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

49 Outlook Ride 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,000

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2020

to

28 Feb 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

3 Greenmount Court Kurunjang VIC 3337	\$1,130,000	28-Jul-20
6 Thrice Lane Kurunjang VIC 3337	\$966,000	02-Feb-21
37 Croxton Drive Kurunjang VIC 3337	\$1,220,000	26-Nov-19

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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**3 Greenmount Court Kurunjang VIC 3337** Sold Price **\$1,130,000** Sold Date **28-Jul-20**

 4  3  2

Distance **0.35km**



**6 Thrice Lane Kurunjang VIC 3337** Sold Price <sup>RS</sup> **\$966,000** <sup>UN</sup> Sold Date **02-Feb-21**

 4  2  2

Distance **0.6km**



**37 Croxton Drive Kurunjang VIC 3337** Sold Price **\$1,220,000** Sold Date **26-Nov-19**

 5  2  2

Distance **2.32km**

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

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