

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

6 Thrice Lane 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

\$899,000

&

\$949,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2020

to

31 Jan 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

6 Playfield Court Kurunjang VIC 3337	\$1,090,000	28-Oct-20
11 Djerriwarrh Court Kurunjang VIC 3337	\$855,000	25-Sep-20
19 Kororoit Court Kurunjang VIC 3337	\$904,000	11-Sep-20

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: 01 February 2021



6 Playfield Court Kurunjang VIC 3337

4 2 6

Sold Price ^{RS} **\$1,090,000** Sold Date **28-Oct-20**

Distance **0.82km**



11 Djerriwarrh Court Kurunjang VIC 3337

4 2 2

Sold Price **\$855,000** Sold Date **25-Sep-20**

Distance **1.75km**



19 Kororoit Court Kurunjang VIC 3337

4 2 8

Sold Price **\$904,000** Sold Date **11-Sep-20**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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