

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

60 Kurunjang Drive, Kurunjang Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$420,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Kurunjang

Period - From

01/01/2021

to

31/12/2021

Source

REIV

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 six 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
1	19 Kurunjang Dr KURUNJANG 3337	\$480,000	08/12/2021
2	78 Kurunjang Dr KURUNJANG 3337	\$457,000	29/09/2021
3	25 Kurunjang Dr KURUNJANG 3337	\$431,000	10/12/2021

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 six months.~~

This Statement of Information was prepared on:

15/02/2022 10:43

60 Kurunjang Drive, Kurunjang Vic 3337



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$420,000

Median House Price

Year ending December 2021: \$480,000

Comparable Properties



19 Kurunjang Dr KURUNJANG 3337 (VG)

Agent Comments

3 - -

Price: \$480,000

Method: Sale

Date: 08/12/2021

Property Type: House (Res)

Land Size: 660 sqm approx



78 Kurunjang Dr KURUNJANG 3337 (REI/VG)

Agent Comments

3 1 2

Price: \$457,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 651 sqm approx



25 Kurunjang Dr KURUNJANG 3337 (REI/VG)

Agent Comments

3 2 1

Price: \$431,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 531 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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