

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

191 Gisborne-Melton Road 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,750

Property type

House

Suburb

Kurunjang

Period-from

01 May 2020

to

30 Apr 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

9 Jang Place Kurunjang VIC 3337	\$465,000	16-Jan-21
8 Merrijig Court Kurunjang VIC 3337	\$470,000	01-Dec-20
53 Kurunjang Drive Kurunjang VIC 3337	\$490,000	09-Dec-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: 10 May 2021


9 Jang Place Kurunjang VIC 3337

Sold Price

\$465,000

Sold Date

16-Jan-21
 3
  2
  2

Distance

0.51km

8 Merrijig Court Kurunjang VIC 3337

Sold Price

\$470,000

Sold Date

01-Dec-20
 3
  2
  2

Distance

0.61km

53 Kurunjang Drive Kurunjang VIC 3337

Sold Price

\$490,000

Sold Date

09-Dec-20
 4
  2
  4

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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