

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

8 GLOAMING RIDE 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,400

Property type

House

Suburb

Kurunjang

Period-from

01 May 2023

to

30 Apr 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

28 OUTLOOK RIDE KURUNJANG VIC 3337	\$1,020,000	29-Apr-24
40 KILLARNEY DRIVE MELTON VIC 3337	\$2,040,000	15-Apr-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.

This Statement of Information was prepared on: 09 May 2024

**28 OUTLOOK RIDE KURUNJANG
VIC 3337**

Sold Price

^{RS}**\$1,020,000**

Sold Date

29-Apr-24

4



2



6

Distance

1.3km**40 KILLARNEY DRIVE MELTON VIC
3337**

Sold Price

^{RS}**\$2,040,000**

Sold Date

15-Apr-24

4



2



9

Distance

3.85km

RS = Recent sale

UN = Undisclosed Sale

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