

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

5 Euroa Walk 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

\$369,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2019

to

30 Apr 2020

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

228 Centenary Avenue Kurunjang VIC 3337	\$382,000	22-Jan-20
9 Lancaster Way Melton West VIC 3337	\$373,000	20-Feb-20
46 Penguin Street Melton VIC 3337	\$385,000	16-Apr-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.~~

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228 Centenary Avenue Kurunjang VIC 3337

Sold Price

RS

\$382,000

Sold Date

22-Jan-20

 3  1  3

Distance

0.43km



9 Lancaster Way Melton West VIC 3337

Sold Price

\$373,000

Sold Date

20-Feb-20

 3  1  1

Distance

0.84km



46 Penguin Street Melton VIC 3337

Sold Price

RS

\$385,000

Sold Date

16-Apr-20

 3  1  2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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