

## 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

2 Barnong Close Kurunjang VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$489,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$274,000

Property type

Land

Suburb

Kurunjang

Period-from

01 Jun 2020

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 Numering Court Kurunjang VIC 3337  | \$475,000 | 27-May-21 |
| 19 Numering Court Kurunjang VIC 3337 | \$480,000 | 18-Feb-21 |
| 2 Adina Court Kurunjang VIC 3337     | \$527,500 | 21-Mar-21 |

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: 15 June 2021



**5 Numering Court Kurunjang VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup>

**\$475,000**

Sold Date

**27-May-21**

Distance

**0.18km**



**19 Numering Court Kurunjang VIC 3337**

 3  3  2

Sold Price

**\$480,000**

Sold Date

**18-Feb-21**

Distance

**0.2km**



**2 Adina Court Kurunjang VIC 3337**

 3  1  8

Sold Price

**\$527,500**

Sold Date

**21-Mar-21**

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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