

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/24 MCBURNIE DRIVE 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/19 CHRISTINA CRESCENT KURUNJANG VIC 3337	500000	15-Jun-22
25/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	465000	30-Mar-22
18 GREENHILLS DRIVE KURUNJANG VIC 3337	450000	28-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 August 2022

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2/19 CHRISTINA CRESCENT KURUNJANG VIC 3337

3 2 1

Sold Price

RS

500000

Sold Date

15-Jun-22

Distance

1.91km

25/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337

3 2 2

Sold Price

465000

Sold Date

30-Mar-22

Distance

0.78km

18 GREENHILLS DRIVE KURUNJANG VIC 3337

3 1 1

Sold Price

450000

Sold Date

28-Feb-22

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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