

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

4 RAINBIRD STREET 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

\$949,000

&

\$989,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2021

to

28 Feb 2022

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 BAYSTONE PLACE KURUNJANG VIC 3337	\$950,000	23-Dec-21
10 SUBZERO STREET KURUNJANG VIC 3337	\$949,000	05-Nov-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: 09 March 2022



**5 BAYSTONE PLACE KURUNJANG
VIC 3337**

Sold Price

\$950,000

Sold Date

23-Dec-21



5



2



4

Distance

0.69km



**10 SUBZERO STREET KURUNJANG
VIC 3337**

Sold Price

\$949,000

Sold Date

05-Nov-21



3



2



10

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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