

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

1/26 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

or range
between

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2020

to

31 Jul 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

9 Greenhills Drive Kurunjang VIC 3337	\$425,000	03-Apr-21
2/20 Marlo Drive Harkness VIC 3337	\$428,999	27-Jul-21
1/21 Fishburn Grove Harkness VIC 3337	\$420,000	28-Apr-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: 02 August 2021



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9 Greenhills Drive Kurunjang VIC 3337

3 2 1

Sold Price

\$425,000

Sold Date

03-Apr-21

Distance

0.46km



2/20 Marlo Drive Harkness VIC 3337

3 2 1

Sold Price

^{RS} **\$428,999**

Sold Date

27-Jul-21

Distance

1.67km



1/21 Fishburn Grove Harkness VIC 3337

3 2 2

Sold Price

\$420,000

Sold Date

28-Apr-21

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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