

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 Rivette 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2020

to

31 Jan 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

20 Macdougall Street Kurunjang VIC 3337	\$798,500	13-Dec-20
17 Thrice Lane Kurunjang VIC 3337	\$745,000	27-Oct-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.

This Statement of Information was prepared on: 17 February 2021



20 Macdougall Street Kurunjang VIC 3337 Sold Price ^{RS} **\$798,500** Sold Date **13-Dec-20**

 3  3  3

Distance **0.1km**



17 Thrice Lane Kurunjang VIC 3337 Sold Price **\$745,000** Sold Date **27-Oct-20**

 4  2  3

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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