

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 MERDON PLACE 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2024

to

28 Feb 2025

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

83 KURUNJANG DRIVE KURUNJANG VIC 3337	\$527,000	02-Apr-24
9 ERAMU PLACE KURUNJANG VIC 3337	\$525,000	13-Dec-24
12 MARNGO COURT KURUNJANG VIC 3337	\$540,000	28-Dec-23

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: 21 March 2025

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83 KURUNJANG DRIVE KURUNJANG VIC 3337

 3  1  4

Sold Price **\$527,000** Sold Date **02-Apr-24**

Distance **0.15km**



9 ERAMU PLACE KURUNJANG VIC 3337

 3  1  -

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **13-Dec-24**

Distance **0.16km**



12 MARNGO COURT KURUNJANG VIC 3337

 3  1  4

Sold Price **\$540,000** Sold Date **28-Dec-23**

Distance **0.34km**

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

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