

## 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

6 COORNONG COURT KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$479,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2024

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 73 TULLOCH AVENUE KURUNJANG VIC 3337 | \$457,000 | 15-Sep-24 |
| 1 ESSEX DRIVE MELTON VIC 3337        | \$450,000 | 14-Aug-24 |
| 16 CASSIA ROAD MELTON VIC 3337       | \$485,000 | 16-Sep-24 |

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: 05 February 2025

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**73 TULLOCH AVENUE KURUNJANG VIC 3337** Sold Price **\$457,000** Sold Date **15-Sep-24**

 3  1  1

Distance **0.14km**



**1 ESSEX DRIVE MELTON VIC 3337** Sold Price **\$450,000** Sold Date **14-Aug-24**

 3  1  1

Distance **0.95km**



**16 CASSIA ROAD MELTON VIC 3337** Sold Price <sup>RS</sup> **\$485,000** Sold Date **16-Sep-24**

 3  1  1

Distance **1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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