

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/14 MAREE COURT, KURUNJANG, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$449,000

or range between

&

Median sale price

Median price

\$417,000

Property Type

Unit

Suburb

KURUNJANG

Period - From

March 2024

to

February 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
3/45 KIRKTON DRIVE KURUNJANG VIC 3337	\$419,000	06/11/2024
1/19 CHRISTINA CRESCENT KURUNJANG VIC 3337	\$480,000	31/02/2025
1/4 SIRIUS WAY KURUNJANG VIC 3337	\$466,000	14/11/2023

This Statement of Information was prepared on:

24/03/2025