

## 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

9 NUMERING COURT KURUNJANG VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,008

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2021

to

30 Jun 2022

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

6 RAGLAN COURT KURUNJANG VIC 3337	\$720,000	18-Mar-22
41 KIRKTON DRIVE KURUNJANG VIC 3337	\$750,000	11-May-22
45 SKIPTON STREET KURUNJANG VIC 3337	\$730,000	15-Jul-22

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: 26 July 2022



**6 RAGLAN COURT KURUNJANG  
VIC 3337**

 4  2  1

Sold Price **\$720,000** Sold Date **18-Mar-22**

Distance **0.3km**



**41 KIRKTON DRIVE KURUNJANG  
VIC 3337**

 4  2  2

Sold Price **\$750,000** Sold Date **11-May-22**

Distance **0.96km**



**45 SKIPTON STREET KURUNJANG  
VIC 3337**

 4  2  3

Sold Price <sup>RS</sup> **\$730,000** Sold Date **15-Jul-22**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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