

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

4 Merrijig Court 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

\$699,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2020

to

31 May 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

8 Bronton Close Kurunjang VIC 3337	\$710,000	01-Apr-21
5 Rivette Street Kurunjang VIC 3337	\$816,000	20-Feb-21
4 Foxzami Lane Kurunjang VIC 3337	\$705,000	07-Apr-21

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: 30 June 2021



8 Brnton Close Kurunjang VIC 3337

 4  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

01-Apr-21

Distance

0.51km



5 Rivette Street Kurunjang VIC 3337

 5  2  3

Sold Price

\$816,000

Sold Date

20-Feb-21

Distance

0.85km



4 Foxzami Lane Kurunjang VIC 3337

 5  2  3

Sold Price

\$705,000

Sold Date

07-Apr-21

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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