

## 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

4A Kororoit 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

\$1,249,000

&

\$1,349,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2020

to

30 Sep 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 Croxton Drive Kurunjang VIC 3337	\$1,175,000	19-Aug-21
9 Old Park Drive Melton VIC 3337	\$1,325,000	20-Nov-20
19 Killarney Drive Melton VIC 3337	\$1,565,000	30-Jun-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: 08 October 2021



**8 Croxton Drive Kurunjang VIC 3337**

 5  2  10

Sold Price

<sup>RS</sup> **\$1,175,000**

Sold Date

**19-Aug-21**

Distance

**0.75km**



**9 Old Park Drive Melton VIC 3337**

 4  2  2

Sold Price

**\$1,325,000**

Sold Date

**20-Nov-20**

Distance

**1.33km**



**19 Killarney Drive Melton VIC 3337**

 4  3  4

Sold Price

**\$1,565,000**

Sold Date

**30-Jun-21**

Distance

**1.46km**

RS = Recent sale      UN = Undisclosed Sale

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