

# 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

35 GREENHILLS DRIVE 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

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,008

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2021

to

31 Jul 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

40 GREENHILLS DRIVE KURUNJANG VIC 3337	\$445,000	16-Nov-21
171 CENTENARY AVENUE MELTON VIC 3337	\$497,000	31-May-22
149 CENTENARY AVENUE MELTON VIC 3337	\$490,000	20-Jun-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: 02 August 2022

Jodi Nash

M 0419342120

E jnash@ypa.com.au



40 GREENHILLS DRIVE  
KURUNJANG VIC 3337

 3  1  2

Sold Price **\$445,000** Sold Date **16-Nov-21**

Distance **0.13km**



171 CENTENARY AVENUE MELTON  
VIC 3337

 3  1  3

Sold Price <sup>RS</sup> **\$497,000** Sold Date **31-May-22**

Distance **0.34km**



149 CENTENARY AVENUE MELTON  
VIC 3337

 3  1  2

Sold Price <sup>RS</sup> **\$490,000** Sold Date **20-Jun-22**

Distance **0.46km**



8 ROSCREA ROAD MELTON VIC  
3337

 3  1  2

Sold Price **\$485,000** Sold Date **14-May-22**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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