

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

6 MELROME 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

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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
21 ARCHER DRIVE KURUNJANG VIC 3337	\$700,000	26-Feb-22
41 KIRKTON DRIVE KURUNJANG VIC 3337	\$750,000	19-May-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: 11 July 2022



**6 RAGLAN COURT KURUNJANG
 VIC 3337**

 4  2  1

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

Distance **0.92km**



**21 ARCHER DRIVE KURUNJANG
 VIC 3337**

 4  2  3

Sold Price **\$700,000** Sold Date **26-Feb-22**

Distance **0.69km**



**41 KIRKTON DRIVE KURUNJANG
 VIC 3337**

 4  2  2

Sold Price ^{RS} **\$750,000** Sold Date **19-May-22**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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