

## 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

16 BARNONG CLOSE 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

\$469,000

&

\$499,000

### 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

24 PENNYROYAL CRESCENT KURUNJANG VIC 3337	\$501,000	30-Apr-22
10 TOKOL COURT KURUNJANG VIC 3337	\$500,000	18-Jun-22
16 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$475,000	31-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: 10 August 2022

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**24 PENNYROYAL CRESCENT  
 KURUNJANG VIC 3337**

 3  1  2

Sold Price **\$501,000** Sold Date **30-Apr-22**

Distance **0.6km**

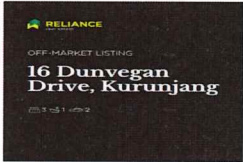


**10 TOKOL COURT KURUNJANG VIC 3337**

 3  1  1

Sold Price **\$500,000** Sold Date **18-Jun-22**

Distance **0.52km**



**16 DUNVEGAN DRIVE KURUNJANG  
 VIC 3337**

 3  1  2

Sold Price <sup>RS</sup> **\$475,000** Sold Date **31-May-22**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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