

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

1 Burles 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

\$1,175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

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
22 Croxton Drive Kurunjang VIC 3337	\$1,251,000	04-Oct-21
39 Outlook Ride Kurunjang VIC 3337	\$1,010,000	17-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: 20 October 2021



8 Croxton Drive Kurunjang VIC 3337

 5  2  10

Sold Price

^{RS} **\$1,175,000**

Sold Date

19-Aug-21

Distance

0.32km



22 Croxton Drive Kurunjang VIC 3337

 4  2  4

Sold Price

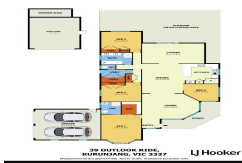
^{RS} **\$1,251,000**

Sold Date

04-Oct-21

Distance

0.69km



39 Outlook Ride Kurunjang VIC 3337

 4  2  2

Sold Price

\$1,010,000

Sold Date

17-Jun-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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