

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

8 MARNGO 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

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2022

to

28 Feb 2023

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

7 RIMBANDA COURT KURUNJANG VIC 3337	\$540,000	01-Dec-22
12 ELLA COURT KURUNJANG VIC 3337	\$540,000	21-Dec-22
2 KIRRA COURT KURUNJANG VIC 3337	\$558,500	21-Feb-23

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: 21 March 2023



7 RIMBANDA COURT KURUNJANG VIC 3337

 3  2  2

Sold Price

\$540,000

Sold Date

01-Dec-22

Distance

0.4km



12 ELLA COURT KURUNJANG VIC 3337

 3  2  2

Sold Price

Sold Date

21-Dec-22

Distance

0.49km



2 KIRRA COURT KURUNJANG VIC 3337

 3  2  2

Sold Price

^{RS} **\$558,500**

Sold Date

21-Feb-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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