

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 RUAIRI 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

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2022

to

30 Apr 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

3 CARNARVON PLACE MELTON WEST VIC 3337	\$525,000	16-Mar-23
8 MARNGO COURT KURUNJANG VIC 3337	\$525,000	09-May-23
60 PENNYROYAL CRESCENT KURUNJANG VIC 3337	\$483,000	27-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: 22 May 2023



3 CARNARVON PLACE MELTON WEST VIC 3337

 3  2  2

Sold Price

\$525,000

Sold Date

16-Mar-23

Distance

1.04km



8 MARGO COURT KURUNJANG VIC 3337

 3  2  1

Sold Price

^{RS} **\$525,000**

Sold Date

09-May-23

Distance

1.56km



60 PENNYROYAL CRESCENT KURUNJANG VIC 3337

 3  2  2

Sold Price

\$483,000

Sold Date

27-Feb-23

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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