

## 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

15 Kimburra Court 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

\$529,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,000

Property type

House

Suburb

Kurunjang

Period-from

01 Dec 2020

to

30 Nov 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

6 Gargor Court Kurunjang VIC 3337	\$540,000	24-Nov-21
15 Kamar Court Kurunjang VIC 3337	\$556,000	06-Oct-21
29 Spearfelt Street Kurunjang VIC 3337	\$555,000	22-Sep-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: 21 December 2021



6 Gargor Court Kurunjang VIC 3337 Sold Price <sup>RS</sup> \$540,000 Sold Date 24-Nov-21

 4  2  2

Distance 0.48km



15 Kambar Court Kurunjang VIC 3337 Sold Price <sup>RS</sup> \$556,000 Sold Date 06-Oct-21

 4  2  2

Distance 0.67km



29 Spearfelt Street Kurunjang VIC 3337 Sold Price \$555,000 Sold Date 22-Sep-21

 4  2  2

Distance 1.32km

RS = Recent sale UN = Undisclosed Sale

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