

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 WORDEL PLACE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2022

to

30 Jun 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

5 KAMBAR COURT KURUNJANG VIC 3337	\$570,000	23-May-23
15 KAMBAR COURT KURUNJANG VIC 3337	\$610,000	14-Jun-23
7 WINFIELD DRIVE KURUNJANG VIC 3337	\$585,000	30-May-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: 31 July 2023



**5 KAMBAR COURT KURUNJANG
VIC 3337**

 3  2  2

Sold Price **\$570,000** Sold Date **23-May-23**

Distance **0.16km**



**15 KAMBAR COURT KURUNJANG
VIC 3337**

 4  2  2

Sold Price **\$610,000** Sold Date **14-Jun-23**

Distance **0.14km**



**7 WINFIELD DRIVE KURUNJANG
VIC 3337**

 3  2  2

Sold Price ^{RS} **\$585,000** Sold Date **30-May-23**

Distance **1.23km**

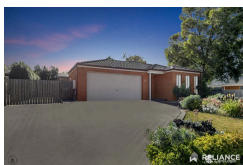


15 EMIL COURT MELTON VIC 3337

 3  2  6

Sold Price **\$605,000** Sold Date **28-Apr-23**

Distance **1.26km**



**28 STRAWBERRY ROAD
KURUNJANG VIC 3337**

 3  2  2

Sold Price **\$595,000** Sold Date **19-Feb-23**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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