

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

6 HARROW 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2023

to

30 Sep 2024

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 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$560,000	21-Aug-24
28 CHRISTINA CRESCENT KURUNJANG VIC 3337	\$580,000	03-Jun-24
5 BOULDERWOOD COURT KURUNJANG VIC 3337	\$570,000	24-Jul-24

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: 28 October 2024



**6 DUNVEGAN DRIVE KURUNJANG
VIC 3337**

 4  2  4

Sold Price **\$560,000** Sold Date **21-Aug-24**

Distance **0.14km**



**28 CHRISTINA CRESCENT
KURUNJANG VIC 3337**

 3  2  -

Sold Price **\$580,000** Sold Date **03-Jun-24**

Distance **0.06km**



**5 BOULDERWOOD COURT
KURUNJANG VIC 3337**

 3  2  2

Sold Price **\$570,000** Sold Date **24-Jul-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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