

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

7 WALSINGHAM CRESCENT 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

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2022

to

31 Jan 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

80 KURUNJANG DRIVE KURUNJANG VIC 3337	\$520,000	14-Oct-22
7 MERDON PLACE KURUNJANG VIC 3337	\$490,000	04-Aug-22
16 BARNONG CLOSE KURUNJANG VIC 3337	\$483,000	15-Sep-22

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: 03 February 2023

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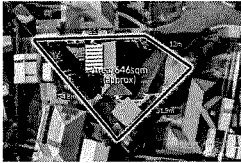


**80 KURUNJANG DRIVE
KURUNJANG VIC 3337**

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Sold Price **\$520,000** Sold Date **14-Oct-22**

Distance **0.32km**



**7 MERDON PLACE KURUNJANG
VIC 3337**

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Sold Price **\$490,000** Sold Date **04-Aug-22**

Distance **0.4km**



**16 BARNONG CLOSE KURUNJANG
VIC 3337**

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Sold Price **\$483,000** Sold Date **15-Sep-22**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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