

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

9 Dougal 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Agnes Court Kurunjang VIC 3337	\$415,000	05-May-20
25 Dunvegan Drive Kurunjang VIC 3337	\$405,000	14-Jun-20
79 Dunvegan Drive Kurunjang VIC 3337	\$407,500	30-Jun-20

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: 06 October 2020



4 Agnes Court Kurunjang VIC 3337 Sold Price **\$415,000** Sold Date **05-May-20**

 3  2  2

Distance **0.12km**



25 Dunvegan Drive Kurunjang VIC 3337 Sold Price **\$405,000** Sold Date **14-Jun-20**

 -  2  2

Distance **0.14km**



79 Dunvegan Drive Kurunjang VIC 3337 Sold Price **\$407,500** Sold Date **30-Jun-20**

 3  2  4

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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