

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

5 EUROA WALK 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

\$522,000

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2023

to

31 Oct 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 SIRDAR STREET MELTON VIC 3337	\$510,000	21-Oct-24
111 CENTENARY AVENUE MELTON VIC 3337	\$490,000	16-Jul-24
9 MOMBA CLOSE KURUNJANG VIC 3337	\$490,000	31-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.~~

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6 SIRDAR STREET MELTON VIC 3337

Sold Price

^{RS} **\$510,000** Sold Date **21-Oct-24**

3 1 -

Distance **0.51km**



111 CENTENARY AVENUE MELTON VIC 3337

Sold Price

\$490,000 Sold Date **16-Jul-24**

3 1 -

Distance **0.71km**



9 MOMBA CLOSE KURUNJANG VIC 3337

Sold Price

Sold Date **31-Jul-24**

3 1 2

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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