

## 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

8 Merrijig Court Kurunjang VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$441,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2020

to

31 May 2021

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**

12 The Embankment Kurunjang VIC 3337	\$500,000	29-Apr-21
21 Rain Lover Drive Kurunjang VIC 3337	\$505,000	14-Mar-21
4 Light Fingers Street Kurunjang VIC 3337	\$487,000	13-Apr-21

**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: 16 June 2021



12 The Embankment Kurunjang VIC 3337

Sold Price

<sup>RS</sup> \$500,000

Sold Date

29-Apr-21

 4  
  2  
  2

Distance

0.34km



21 Rain Lover Drive Kurunjang VIC 3337

Sold Price

\$505,000

Sold Date

14-Mar-21

 4  
  3  
  1

Distance

0.61km



4 Light Fingers Street Kurunjang VIC 3337

Sold Price

\$487,000

Sold Date

13-Apr-21

 3  
  2  
  2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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