

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 Statesman Drive 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

\$699,000

&

\$749,000

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

8 Bronton Close Kurunjang VIC 3337	\$710,000	01-Apr-21
5 Rivette Street Kurunjang VIC 3337	\$816,000	20-Feb-21
1 McBurnie Drive Kurunjang VIC 3337	\$732,000	06-Feb-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.

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8 Bronton Close Kurunjang VIC 3337

 4  2  2

Sold Price ^{RS} **\$710,000** Sold Date **01-Apr-21**

Distance **0.29km**



5 Rivette Street Kurunjang VIC 3337

 5  2  3

Sold Price **\$816,000** Sold Date **20-Feb-21**

Distance **0.49km**



1 McBurnie Drive Kurunjang VIC 3337

 4  2  8

Sold Price **\$732,000** Sold Date **06-Feb-21**

Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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