

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 Numering 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

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,750

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2020

to

31 Mar 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

6 Kamar Court Kurunjang VIC 3337	\$450,000	22-Jan-21
16 Mowbray Crescent Kurunjang VIC 3337	\$460,000	11-Feb-21
9 Gandara Court Kurunjang VIC 3337	\$475,000	17-Dec-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: 21 April 2021



6 Kamar Court Kurunjang VIC 3337

3 2 2

Sold Price **\$450,000** Sold Date **22-Jan-21**

Distance **0.2km**



16 Mowbray Crescent Kurunjang VIC 3337

5 2 2

Sold Price **\$460,000** Sold Date **11-Feb-21**

Distance **0.31km**



9 Gandara Court Kurunjang VIC 3337

4 2 8

Sold Price **\$475,000** Sold Date **17-Dec-20**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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