

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

135 Gisborne-Melton Road 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,750

Property type

House

Suburb

Kurunjang

Period-from

01 Jan 2019

to

31 Dec 2019

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

17 Rimbanda Court Kurunjang VIC 3337	\$427,000	16-Aug-19
16 Benjamin Court Kurunjang VIC 3337	\$425,000	14-Oct-19
24 Norma Street Melton VIC 3337	\$450,000	29-Nov-19

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: 23 January 2020



17 Rimbanda Court Kurunjang VIC 3337

Sold Price

\$427,000

Sold Date

16-Aug-19

3 2 2

Distance

0.91km



16 Benjamin Court Kurunjang VIC 3337

Sold Price

\$425,000

Sold Date

14-Oct-19

3 2 3

Distance

2.15km



24 Norma Street Melton VIC 3337

Sold Price

^{RS} **\$450,000**

Sold Date

29-Nov-19

3 2 2

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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