

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

1 ELLA 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

\$439,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,750

Property type

Unit

Suburb

Kurunjang

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/4 SIRIUS WAY KURUNJANG VIC 3337	\$466,000	28-Nov-23
13 COLONUS STREET KURUNJANG VIC 3337	\$451,000	28-Sep-23
52 KURUNJANG DRIVE KURUNJANG VIC 3337	\$450,000	23-Aug-23

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: 30 November 2023



1/4 SIRIUS WAY KURUNJANG VIC 3337

Sold Price

^{RS} **\$466,000**

Sold Date **28-Nov-23**

 3  2  2

Distance **0.89km**



13 COLONUS STREET KURUNJANG VIC 3337

Sold Price

\$451,000

Sold Date **28-Sep-23**

 4  2  1

Distance **1.63km**



52 KURUNJANG DRIVE KURUNJANG VIC 3337

Sold Price

\$450,000

Sold Date **23-Aug-23**

 3  2  -

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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