

## 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

11 BARAR 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

\$569,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 2024

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

7 ERAMU PLACE KURUNJANG VIC 3337	\$580,000	15-May-24
12 MARNGO COURT KURUNJANG VIC 3337	\$540,000	28-Dec-23
28 GUNNAWARRA ROAD KURUNJANG VIC 3337	\$570,000	12-Dec-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.~~

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**7 ERAMU PLACE KURUNJANG VIC 3337**

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **15-May-24**

 3  2  -

Distance **0.36km**



**12 MARGO COURT KURUNJANG VIC 3337**

Sold Price **\$540,000** Sold Date **28-Dec-23**

 3  1  4

Distance **0.47km**



**28 GUNNAWARRA ROAD KURUNJANG VIC 3337**

Sold Price **\$570,000** Sold Date **12-Dec-23**

 4  2  3

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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