

## 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

13A NAREBAR 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2023

to

31 Jan 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

2/17 MAREE COURT KURUNJANG VIC 3337	\$420,000	28-Aug-23
1/94 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$452,000	10-Jan-24
1/3 BRANTON CLOSE KURUNJANG VIC 3337	\$450,000	31-Jan-24

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: 13 February 2024



**2/17 MAREE COURT KURUNJANG  
 VIC 3337**

3 2 1

Sold Price **\$420,000** Sold Date **28-Aug-23**

Distance **0.24km**



**1/94 DUNVEGAN DRIVE  
 KURUNJANG VIC 3337**

3 2 1

Sold Price **\$452,000** Sold Date **10-Jan-24**

Distance **0.77km**



**1/3 BRNTON CLOSE KURUNJANG  
 VIC 3337**

3 2 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **31-Jan-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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