

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

2/16 LINDA PLACE 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Kurunjang

Period-from

01 Jun 2024

to

31 May 2025

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

1/8 COOTAMUNDRA CIRCUIT HARKNESS VIC 3337	\$501,000	06-May-25
35 AYESHA AVENUE MELTON SOUTH VIC 3338	\$523,000	31-Mar-25
2 THE EMBANKMENT KURUNJANG VIC 3337	\$510,000	23-Jan-25

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: 05 June 2025

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**1/8 COOTAMUNDRA CIRCUIT
HARKNESS VIC 3337**

 3  2  1

Sold Price

^{RS} **\$501,000** Sold Date **06-May-25**

Distance **1.01km**



**35 AYESHA AVENUE MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price

\$523,000 Sold Date **31-Mar-25**

Distance **3.57km**



**2 THE EMBANKMENT KURUNJANG
VIC 3337**

 3  2  1

Sold Price

\$510,000 Sold Date **23-Jan-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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