# 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

### Indicative selling price

Period-from

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					

31 May 2025

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2024

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.

to

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



Corelogic

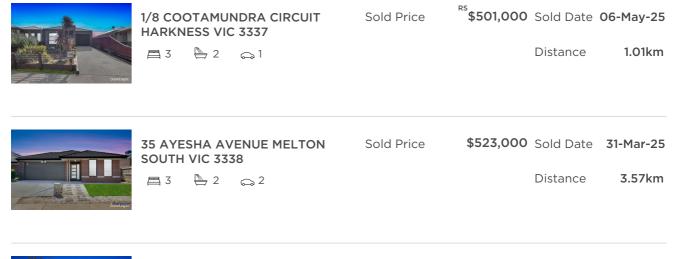
consumer.vic.gov.au



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A A A A A A A A A A A A A A A A A A A	2 THE E VIC 333		MENT KURUNJANG	Sold Price	\$510,000	Sold Date	23-Jan-25
ONEXCENSIO	<b>=</b> 3	2	⇔ <sup>1</sup>			Distance	1.34km

#### RS = Recent sale UN = Undisclosed Sale

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