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



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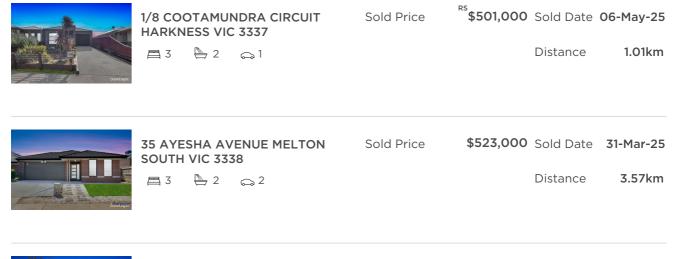
consumer.vic.gov.au



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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 | = 3 | 2 | ⇔ ¹ | | | Distance | 1.34km |

RS = Recent sale UN = Undisclosed Sale

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