

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 DOUGAL COURT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2023

to

31 Mar 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

4 KAYLA WAY KURUNJANG VIC 3337	\$523,000	02-Jan-24
41 BLACK KNIGHT WAY KURUNJANG VIC 3337	\$490,000	14-Dec-23
201 DALRAY CRESCENT KURUNJANG VIC 3337	\$530,000	20-Feb-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: 08 April 2024



4 KAYLA WAY KURUNJANG VIC 3337

3 2 2

Sold Price **\$523,000** Sold Date **02-Jan-24**

Distance **0.51km**



41 BLACK KNIGHT WAY KURUNJANG VIC 3337

3 2 2

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **14-Dec-23**

Distance **0.85km**



201 DALRAY CRESCENT KURUNJANG VIC 3337

3 2 2

Sold Price **\$530,000** Sold Date **20-Feb-24**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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