

## 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

31 LORD NOLAN STREET 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

or range  
between

\$399,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$521,400

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 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

17 LORD NOLAN STREET KURUNJANG VIC 3337	\$450,000	31-Jan-24
6 COLONUS STREET KURUNJANG VIC 3337	\$445,000	29-Feb-24
24 KINGSTON RULE STREET KURUNJANG VIC 3337	\$450,000	10-May-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: 06 June 2024



**17 LORD NOLAN STREET  
 KURUNJANG VIC 3337**

 3  2  2

Sold Price **\$450,000** Sold Date **31-Jan-24**

Distance **0.07km**



**6 COLONUS STREET KURUNJANG  
 VIC 3337**

 4  2  1

Sold Price **\$445,000** Sold Date **29-Feb-24**

Distance **0.13km**



**24 KINGSTON RULE STREET  
 KURUNJANG VIC 3337**

 3  1  2

Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **10-May-24**

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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