

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

4 MERDON 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

\$509,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2022

to

31 Jul 2023

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

2 LEICESTER CRESCENT MELTON VIC 3337	\$529,000	04-Aug-23
49 TULLOCH AVENUE KURUNJANG VIC 3337	\$510,000	24-Mar-23
1 BREE COURT KURUNJANG VIC 3337	\$525,000	28-Mar-23

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: 09 August 2023



2 LEICESTER CRESCENT MELTON VIC 3337

3 1 2

Sold Price

^{RS}

\$529,000

Sold Date **04-Aug-23**

Distance **0.85km**



49 TULLOCH AVENUE KURUNJANG VIC 3337

3 1 2

Sold Price

\$510,000

Sold Date **24-Mar-23**

Distance **0.79km**



1 BREE COURT KURUNJANG VIC 3337

3 1 1

Sold Price

\$525,000

Sold Date **28-Mar-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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