

## 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

54 DUNVEGAN DRIVE 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

\$529,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,800

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2023

to

29 Feb 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

269 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$570,500	01-Nov-23
21 SMOULT DRIVE KURUNJANG VIC 3337	\$530,000	01-Nov-23
110 DALRAY CRESCENT KURUNJANG VIC 3337	\$560,000	27-Nov-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.~~

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**269 GISBORNE-MELTON ROAD  
KURUNJANG VIC 3337**

4 2 3

Sold Price **\$570,500** Sold Date **01-Nov-23**

Distance **0.32km**



**21 SMOULT DRIVE KURUNJANG  
VIC 3337**

3 2 4

Sold Price **\$530,000** Sold Date **01-Nov-23**

Distance **1.92km**



**110 DALRAY CRESCENT  
KURUNJANG VIC 3337**

4 2 2

Sold Price **\$560,000** Sold Date **27-Nov-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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