

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

7 SAINTLY 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

\$719,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,900

Property type

House

Suburb

Kurunjang

Period-from

01 Dec 2022

to

30 Nov 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

5 ARCHER DRIVE KURUNJANG VIC 3337	\$700,000	10-Nov-23
24 HAYWOOD GROVE MELTON WEST VIC 3337	\$750,000	14-Jul-23
41 RAIN LOVER DRIVE KURUNJANG VIC 3337	\$775,000	18-Aug-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: 06 December 2023



5 ARCHER DRIVE KURUNJANG VIC 3337 Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **10-Nov-23**
 🏠 4 🚗 2 🚘 - Distance **0.89km**



24 HAYWOOD GROVE MELTON WEST VIC 3337 Sold Price **\$750,000** Sold Date **14-Jul-23**
 🏠 4 🚗 2 🚘 2 Distance **4.89km**



41 RAIN LOVER DRIVE KURUNJANG VIC 3337 Sold Price **\$775,000** Sold Date **18-Aug-23**
 🏠 6 🚗 3 🚘 4 Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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