

## 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

8 RAGLAN COURT 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

&

\$438,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2023

to

30 Apr 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

6 CURLEW CLOSE MELTON VIC 3337	\$421,000	04-Dec-23
28 RALEIGHS ROAD MELTON VIC 3337	\$436,000	06-Feb-24
19 RIDDLE DRIVE MELTON VIC 3337	\$430,000	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.~~

This Statement of Information was prepared on: 02 May 2024



**6 CURLEW CLOSE MELTON VIC 3337**

 3  1  2

Sold Price **\$421,000** Sold Date **04-Dec-23**

Distance **1.13km**



**28 RALEIGHS ROAD MELTON VIC 3337**

 3  1  2

Sold Price **\$436,000** Sold Date **06-Feb-24**

Distance **0.56km**



**19 RIDDLE DRIVE MELTON VIC 3337**

 3  1  1

Sold Price **\$430,000** Sold Date **27-Nov-23**

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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