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	9 ERAMU 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	$499,000	&	$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	House	Suburb	Kurunjang
Period-from	01 Dec 2023	to	30 Nov 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
3 MOLGA CLOSE KURUNJANG VIC 3337	$500,000	25-Nov-24
8 ADINA COURT KURUNJANG VIC 3337	$520,000	18-Sep-24
6 SIRDAR STREET MELTON VIC 3337	$510,000	03-Oct-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 December 2024

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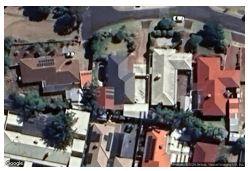


3 MOLGA CLOSE KURUNJANG VIC 3337

3 1 2

Sold Price RS **$500,000** Sold Date **25-Nov-24**

Distance **0.3km**



8 ADINA COURT KURUNJANG VIC 3337

3 1 2

Sold Price **$520,000** Sold Date **18-Sep-24**

Distance **0.45km**



6 SIRDAR STREET MELTON VIC 3337

3 1 -

Sold Price **$510,000** Sold Date **03-Oct-24**

Distance **0.96km**

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

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