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	11 FLORA GROVE 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$518,750	Property type	House	Suburb	Kurunjang
Period-from	01 Aug 2023	to	31 Jul 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
32 PARKLEIGH DRIVE KURUNJANG VIC 3337	$520,000	10-Jul-24
44 AJAY WAY KURUNJANG VIC 3337	$480,000	26-Jun-24
46 AJAY WAY KURUNJANG VIC 3337	$512,000	22-Jun-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: 07 August 2024

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32 PARKLEIGH DRIVE KURUNJANG VIC 3337

3 2 2

Sold Price RS $520,000 Sold Date 10-Jul-24

Distance 0.14km



44 AJAY WAY KURUNJANG VIC 3337

4 2 2

Sold Price RS $480,000 UN Sold Date 26-Jun-24

Distance 0.53km



46 AJAY WAY KURUNJANG VIC 3337

4 2 2

Sold Price RS $512,000 Sold Date 22-Jun-24

Distance 0.54km

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

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