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	3 RAGLAN 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$518,750	Property type	House	Suburb	Kurunjang
Period-from	01 Jul 2023	to	30 Jun 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
2 GANDARA COURT KURUNJANG VIC 3337	$630,000	30-Jun-23
2 ADINA COURT KURUNJANG VIC 3337	$630,000	13-Apr-24
21 SKIPTON STREET KURUNJANG VIC 3337	$660,000	26-Apr-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: 16 July 2024

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2 GANDARA COURT KURUNJANG VIC 3337

4 2 2

Sold Price **$630,000** Sold Date **30-Jun-23**

Distance **0.19km**



2 ADINA COURT KURUNJANG VIC 3337

3 1 -

Sold Price Sold Date **13-Apr-24**

Distance **0.31km**



21 SKIPTON STREET KURUNJANG VIC 3337

2 2 -

Sold Price **$660,000** Sold Date **26-Apr-24**

Distance **1.3km**

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

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