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	2 Kirkton Drive 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,000	Property type	House	Suburb	Kurunjang
Period-from	01 Oct 2020	to	30 Sep 2021	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
4 Barnong Close Kurunjang VIC 3337	$400,000	24-May-21
15 Dunvegan Drive Kurunjang VIC 3337	$420,000	19-Aug-21
7 Dunvegan Drive Kurunjang VIC 3337	$440,000	21-Jun-21

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: 18 October 2021

BRAD TEAL • woodards

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4 Barnong Close Kurunjang VIC 3337

3 1 -

Sold Price **$400,000** Sold Date **24-May-21**

Distance **1.11km**



15 Dunvegan Drive Kurunjang VIC 3337

- 1 4

Sold Price RS **$420,000** Sold Date **19-Aug-21**

Distance **0.15km**



7 Dunvegan Drive Kurunjang VIC 3337

3 2 2

Sold Price **$440,000** Sold Date **21-Jun-21**

Distance **0.16km**

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

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