

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 Merrijig 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,750

Property type

House

Suburb

Kurunjang

Period-from

01 Feb 2019

to

31 Jan 2020

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 Boulderwood Court Kurunjang VIC 3337	\$480,000	12-Sep-19
7 Nightmarch Place Kurunjang VIC 3337	\$450,000	31-Aug-19
35 Skipton Street Kurunjang VIC 3337	\$450,000	18-Dec-19

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 February 2020



2 Boulderwood Court Kurunjang VIC 3337

3 2 2

Sold Price **\$480,000** Sold Date **12-Sep-19**

Distance **0.18km**



7 Nightmarch Place Kurunjang VIC 3337

4 2 2

Sold Price **\$450,000** Sold Date **31-Aug-19**

Distance **0.34km**



35 Skipton Street Kurunjang VIC 3337

4 2 2

Sold Price Sold Date **18-Dec-19**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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