

## 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 Benjamin Court Kurunjang VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$418,500

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2018

to

30 Sep 2019

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 Benjamin Court Kurunjang VIC 3337	\$445,000	10-May-19
17 Rimbanda Court Kurunjang VIC 3337	\$427,000	27-Aug-19
16 Gunnawarra Road Kurunjang VIC 3337	\$415,000	16-Sep-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: 08 October 2019

	<b>3 Benjamin Court Kurunjang VIC 3337</b>	Sold Price	<b>\$445,000</b>	Sold Date	<b>10-May-19</b>
				Distance	<b>0.11km</b>
	<b>17 Rimbanda Court Kurunjang VIC 3337</b>	Sold Price	<sup>RS</sup> <b>\$427,000</b>	Sold Date	<b>27-Aug-19</b>
				Distance	<b>1.66km</b>
	<b>16 Gunnawarra Road Kurunjang VIC 3337</b>	Sold Price	<sup>RS</sup> <b>\$415,000</b>	Sold Date	<b>16-Sep-19</b>
				Distance	<b>1.7km</b>

RS = Recent sale      UN = Undisclosed Sale

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