

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

12 Lydeamore Place 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,500

Property type

House

Suburb

Kurunjang

Period-from

01 Mar 2019

to

29 Feb 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 Lydeamore Place Kurunjang VIC 3337	\$413,000	04-Feb-20
4 Hiraji Street Kurunjang VIC 3337	\$410,000	27-Sep-19
12 Flora Grove Kurunjang VIC 3337	\$420,000	06-Nov-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: 13 March 2020



2 Lydeamore Place Kurunjang VIC 3337

3 2 2

Sold Price

\$413,000

Sold Date **04-Feb-20**

Distance

0.1km



4 Hiraji Street Kurunjang VIC 3337

3 2 2

Sold Price

\$410,000

Sold Date **27-Sep-19**

Distance

0.47km



12 Flora Grove Kurunjang VIC 3337

3 2 2

Sold Price

\$420,000

Sold Date **06-Nov-19**

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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