

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

6 Bravo Street 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

\$410,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2020

to

31 Jul 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

7 Bravo Street Kurunjang VIC 3337	\$405,000	26-Feb-21
54 Parkleigh Drive Kurunjang VIC 3337	\$426,000	06-Apr-21
9 Greenhills Drive Kurunjang VIC 3337	\$425,000	03-Apr-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: 26 August 2021



7 Bravo Street Kurunjang VIC 3337 Sold Price **\$405,000** Sold Date **26-Feb-21**

3 2 1

Distance **0.05km**



54 Parkleigh Drive Kurunjang VIC 3337 Sold Price **\$426,000** Sold Date **06-Apr-21**

3 2 1

Distance **0.88km**



9 Greenhills Drive Kurunjang VIC 3337 Sold Price **\$425,000** Sold Date **03-Apr-21**

3 2 1

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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