

## 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 BLACK KNIGHT WAY KURUNJANG VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2023

to

31 May 2024

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

|  |           |           |
|--|-----------|-----------|
| 34 SKIPTON STREET KURUNJANG VIC 3337     | \$585,000 | 21-May-24 |
| 28 CHRISTINA CRESCENT KURUNJANG VIC 3337 | \$580,000 | 20-Jun-24 |
| 3 CHRISTINA CRESCENT KURUNJANG VIC 3337  | \$600,000 | 13-Jun-24 |

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: 24 June 2024

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**34 SKIPTON STREET KURUNJANG  
VIC 3337**

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**21-May-24**

3 2 2

Distance

**0.27km**



**28 CHRISTINA CRESCENT  
KURUNJANG VIC 3337**

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**20-Jun-24**

3 2 -

Distance

**0.5km**



**3 CHRISTINA CRESCENT  
KURUNJANG VIC 3337**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**13-Jun-24**

4 2 2

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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