

## 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

18 LEAVES LANE 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

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Nov 2023

to

31 Oct 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

4 LEAVES LANE KURUNJANG VIC 3337	\$480,000	05-Feb-24
33 PERENNIAL DRIVE KURUNJANG VIC 3337	\$490,000	23-Jul-23
6 STEM STREET KURUNJANG VIC 3337	\$490,000	25-Mar-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: 25 November 2024



# RELIANCE

real estate

Karan Arya (Kay)

P +61499799889

M +61499799889

E [karan.arya@reliancere.com.au](mailto:karan.arya@reliancere.com.au)



**4 LEAVES LANE KURUNJANG VIC 3337**

Sold Price

**\$480,000**

Sold Date

**05-Feb-24**

3 2 1

Distance

**0.1km**



**33 PERENNIAL DRIVE KURUNJANG VIC 3337**

Sold Price

**\$490,000**

Sold Date

**23-Jul-23**

3 2 1

Distance

**0.4km**



**6 STEM STREET KURUNJANG VIC 3337**

Sold Price

Sold Date

**25-Mar-24**

4 2 2

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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